

Unit 4804 - Gran Paraiso on the Bay

4804 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

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|-----------------|------------------------------|
| MLS Number: | A11593413 |
| Status: | Active |
| Size: | 1,186 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | |
| View: | Intracoastal View,Water View |
| Rental Price: | \$7,000 |
| List PPSF: | \$6 |
| Valuated Price: | \$1,329,000 |
| Valuated PPSF: | \$1,121 |

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

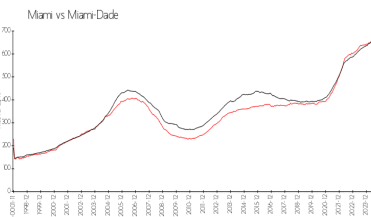
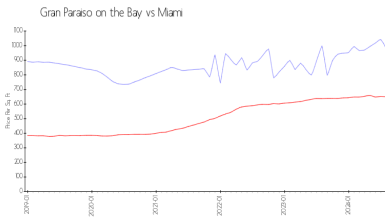
Building Information

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|--|-----|
| Number of units: | 313 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 25 |
| Building inventory for sale: | 7% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

Building Association Information

Gran Paraiso Residences
 Address: 480 NE 31st St,
 Miami, FL 33137
 Phone: +1 786-351-3342

Market Information



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|--------------------------|---------------|-------------|---------------|
| Gran Paraiso on the Bay: | \$977/sq. ft. | Miami: | \$650/sq. ft. |
| Miami: | \$650/sq. ft. | Miami-Dade: | \$697/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Gran Paraiso on the Bay | 8% |
| Miami | 4% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Gran Paraiso on the Bay | 136 days |
| Miami | 84 days |
| Miami-Dade | 84 days |

