

# Unit 3507 - Gran Paraiso on the Bay

3507 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11595290  
 Status: Active  
 Size: 1,649 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Parking Garage,Valet Parking  
 View: Bay,Water View  
 Rental Price: \$9,800  
 List PPSF: \$6  
 Valuated Price: \$1,548,000  
 Valuated PPSF: \$939

*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.*

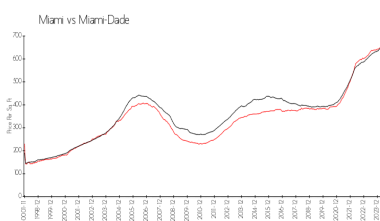
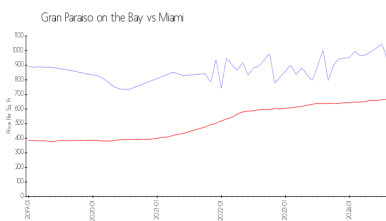
## Building Information

Number of units: 313  
 Number of active listings for rent: 0  
 Number of active listings for sale: 26  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 2  
 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



Gran Paraiso on the Bay:	\$932/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/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: 126 days  
 Miami: 85 days  
 Miami-Dade: 84 days

