

Unit 1603 - Gran Paraiso on the Bay

1603 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11604562
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$1,190,000
 List PPSF: \$1,003
 Valuated Price: \$961,000
 Valuated PPSF: \$810

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: 32
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

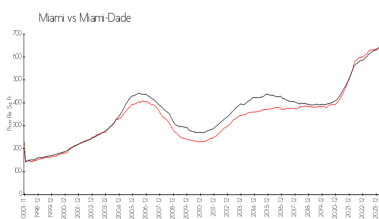
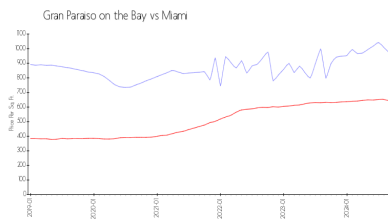
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1803	1,187 sq ft	Oct 2024	\$950,000	\$800
4801	1,871 sq ft	Oct 2024	\$1,950,000	\$1,042
UPH3	3,455 sq ft	Sep 2024	\$4,500,000	\$1,302
1101	2,232 sq ft	Jul 2024	\$1,700,000	\$762
4105	1,143 sq ft	Apr 2024	\$1,000,000	\$875

Market Information



Gran Paraiso on the Bay: \$972/sq. ft.
 Miami: \$642/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Gran Paraiso on the Bay: 10%
 Miami: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Gran Paraiso on the Bay
Miami
Miami-Dade

128 days
87 days
86 days