

Unit 2007 - Gran Paraiso on the Bay

2007 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11618624
 Status: Active
 Size: 1,649 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces
 View:
 List Price: \$1,590,000
 List PPSF: \$964
 Valuated Price: \$1,407,000
 Valuated PPSF: \$853

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: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

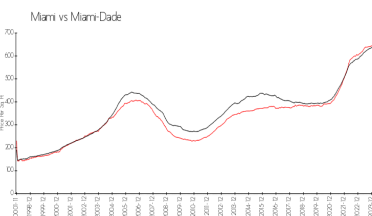
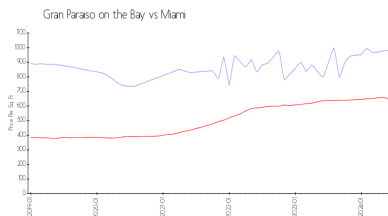
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|---------|
| 1101 | 2,232 sq ft | Jul 2024 | \$1,700,000 | \$762 |
| 4105 | 1,143 sq ft | Apr 2024 | \$1,000,000 | \$875 |
| 4303 | 1,187 sq ft | Mar 2024 | \$1,250,000 | \$1,053 |
| 2005 | 1,143 sq ft | Feb 2024 | \$950,000 | \$831 |
| 1406 | 1,057 sq ft | Feb 2024 | \$890,000 | \$842 |

Market Information



Gran Paraiso on the Bay: \$983/sq. ft.
 Miami: \$645/sq. ft.

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 Miami-Dade: \$704/sq. ft.

Inventory for Sale

Gran Paraiso on the Bay: 8%
 Miami: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|----------|
| Gran Paraiso on the Bay | 154 days |
| Miami | 84 days |
| Miami-Dade | 83 days |