

Unit 1801 - Gran Paraiso on the Bay

1801 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11619145
Status:	Active
Size:	2,232 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,095,000
List PPSF:	\$939
Valuated Price:	\$1,631,000
Valuated PPSF:	\$872

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:	25
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

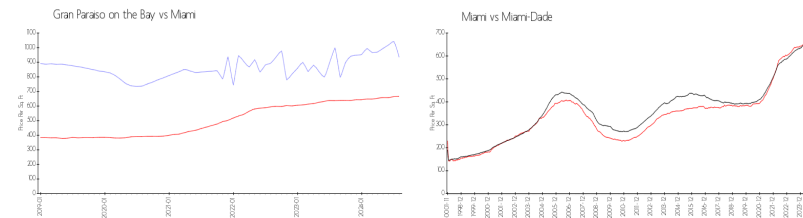
Building Association Information

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

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
1703	1,187 sq ft	Feb 2024	\$1,120,000	\$944
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:	\$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