

Unit 2407 - Gran Paraiso on the Bay

2407 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11621160
Status:	Active
Size:	1,649 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,720,000
List PPSF:	\$1,043
Valuated Price:	\$1,455,000
Valuated PPSF:	\$882

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:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

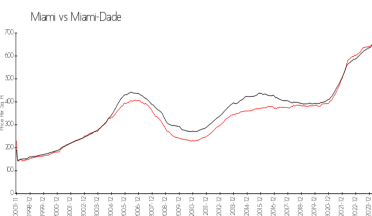
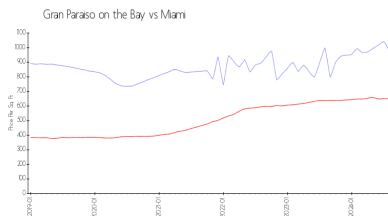
Building Association Information

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

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: \$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