

Unit 2203 - Gran Paraiso on the Bay

2203 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11630509
 Status: Active
 Size: 1,187 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$995,000
 List PPSF: \$838
 Valuated Price: \$922,000
 Valuated PPSF: \$777

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: 38
 Building inventory for sale: 12%
 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: 2

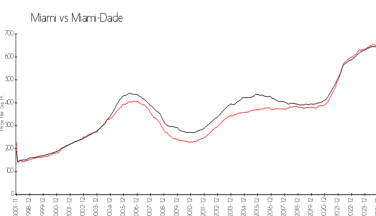
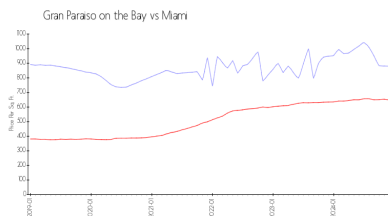
Building Association Information

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
4403	1,187 sq ft	Dec 2024	\$1,010,000	\$851
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

Market Information



Gran Paraiso on the Bay:	\$877/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Gran Paraiso on the Bay: 12%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Gran Paraiso on the Bay: 123 days



Miami
Miami-Dade

91 days
90 days