

# Unit 4402 - Gran Paraiso on the Bay

4402 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11655072
Status:	Active
Size:	940 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Bay,Intracoastal View,Ocean View,Water View
Rental Price:	\$5,000
List PPSF:	\$5
Valuated Price:	\$1,006,000
Valuated PPSF:	\$1,070

*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.*

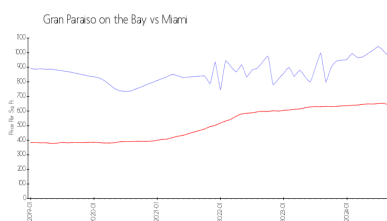
## Building Information

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

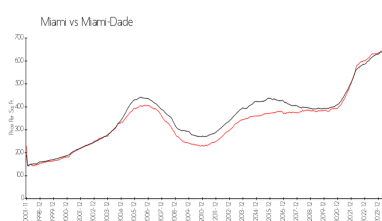
## Building Association Information

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

## Market Information



Gran Paraiso on the Bay: \$972/sq. ft.  
Miami: \$642/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	128 days
Miami	86 days
Miami-Dade	86 days

