

Unit 2204 - Gran Paraiso on the Bay

2204 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number: A11662967
Status: Active
Size: 1,186 Sq ft.
Bedrooms: 2
Full Bathrooms: 3
Half Bathrooms:
Parking Spaces: 1 Space,Assigned Parking,Covered Parking
View:
List Price: \$1,050,000
List PPSF: \$885
Valuated Price: \$1,019,000
Valuated PPSF: \$859

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

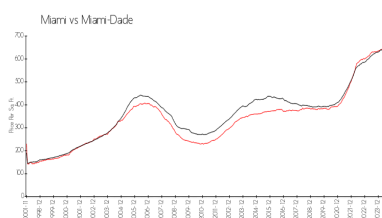
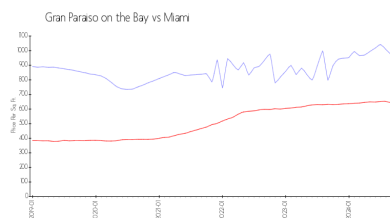
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
4105	1,143 sq ft	Apr 2024	\$1,000,000	\$875

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	87 days
Miami-Dade	87 days