

# Unit 1907 - Gran Paraiso on the Bay

1907 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11673050  
 Status: Active  
 Size: 1,649 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces  
 View: Bay,Ocean View,Other View  
 Rental Price: \$9,500  
 List PPSF: \$6  
 Valuated Price: \$1,376,000  
 Valuated PPSF: \$834

*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.*

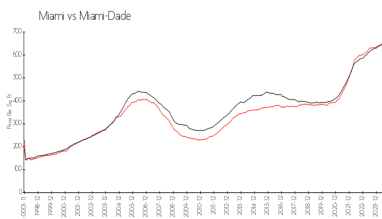
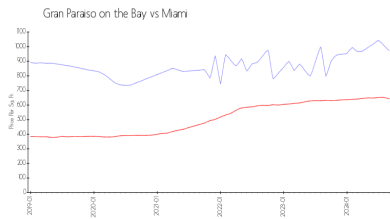
## Building Information

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: 87 days  
 Miami-Dade: 86 days

