

# Unit PH5303 - Gran Paraiso on the Bay

PH5303 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11675751  
Status: Active  
Size: 0 Sq ft.  
Bedrooms: 4  
Full Bathrooms: 4  
Half Bathrooms: 1  
Parking Spaces: Additional Spaces Available,Covered Parking,Detached,Valet Parking  
View:  
List Price: \$3,800,000  
Valuated Price: \$2,829,000  
Valuated PPSF: \$1,170

*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

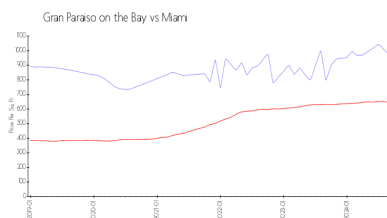
## Building Association Information

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

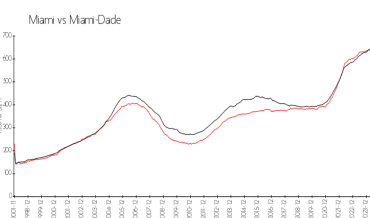
## Recent Sales

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  
Miami-Dade

87 days  
87 days