

# 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

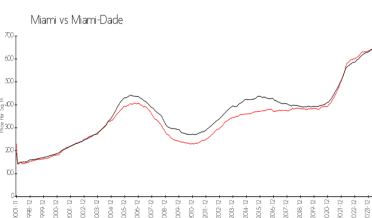
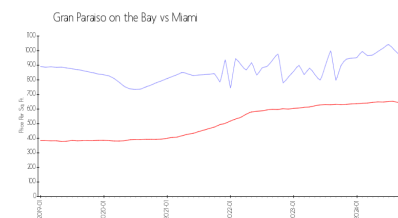
## Building Association Information

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