

# Unit 705 - Gran Paraiso on the Bay

705 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11676604  
 Status: Active  
 Size: 1,322 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$945,000  
 List PPSF: \$715  
 Valuated Price: \$846,000  
 Valuated PPSF: \$740

*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

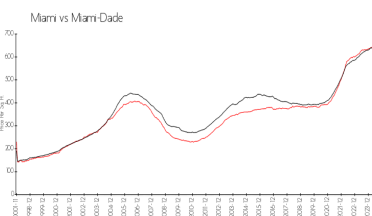
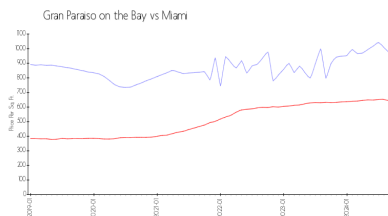
## Building Association Information

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-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  
86 days