

Unit 604 - Gran Paraiso on the Bay

604 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

Unit Information

MLS Number:	A11743120
Status:	Active
Size:	1,186 Sq ft.
Bedrooms:	2
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$900,000
List PPSF:	\$759
Valuated Price:	\$779,000
Valuated PPSF:	\$657

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:	23
Building inventory for sale:	7%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	5

Building Association Information

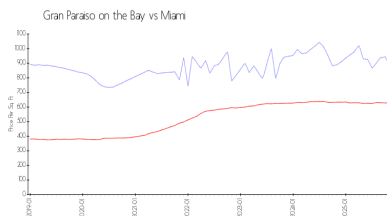
Gran Paraiso Residences
Address: 480 NE 31st St,
Miami, FL 33137
Phone: +1 786-351-3342

<https://>

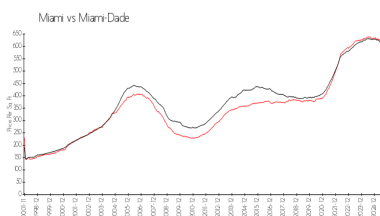
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4207	1,649 sq ft	Dec 2025	\$1,270,000	\$770
4307	1,649 sq ft	Dec 2025	\$1,325,000	\$804
1502	1,075 sq ft	Nov 2025	\$675,000	\$628
3802	2,147 sq ft	Oct 2025	\$2,100,000	\$978
903	1,187 sq ft	Sep 2025	\$867,000	\$730

Market Information



Gran Paraiso on the Bay: \$870/sq. ft.
Miami: \$629/sq. ft.



Miami: \$629/sq. ft.
Miami-Dade: \$668/sq. ft.

Inventory for Sale

Gran Paraiso on the Bay	7%
Miami	5%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Gran Paraiso on the Bay	91 days
Miami	70 days
Miami-Dade	77 days