

# Unit 3907 - Gran Paraiso on the Bay

3907 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11538509
Status:	Active
Size:	1,649 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
Rental Price:	\$8,800
List PPSF:	\$5
Valuated Price:	\$1,638,000
Valuated PPSF:	\$993

*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.*

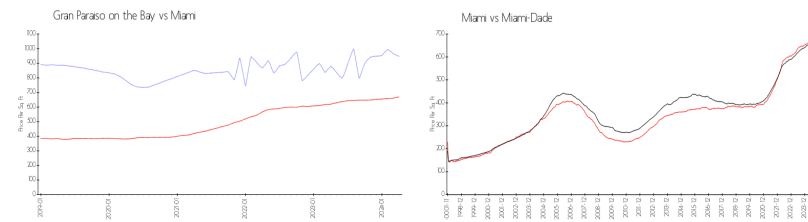
## Building Information

Number of units:	313
Number of active listings for rent:	0
Number of active listings for sale:	20
Building inventory for sale:	6%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

## 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:	\$947/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Gran Paraiso on the Bay	6%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Gran Paraiso on the Bay	158 days
Miami	84 days
Miami-Dade	81 days

