

# Unit 3404 - Gran Paraiso on the Bay

3404 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number: A11566069  
 Status: Active  
 Size: 1,186 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Bay, Intracoastal View, Ocean View  
 Rental Price: \$6,200  
 List PPSF: \$5  
 Valuated Price: \$1,121,000  
 Valuated PPSF: \$945

*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.*

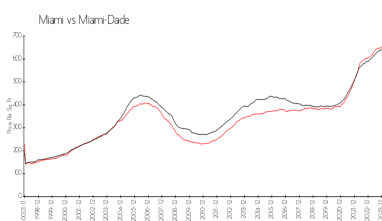
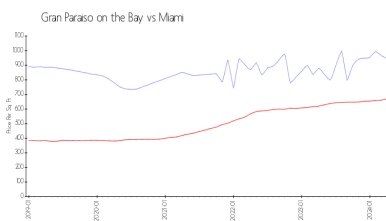
## Building Information

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-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

