

Gran Paraiso, Miami

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-miami/gran-paraiso/

BY THE NUMBERS

Median listed association fee	\$1,744 / month equivalent	16 active listings stating a fee; middle half \$1,626 to \$2,193
Miami median (same property type)	\$975 / month	4454 city listings
For sale today	17	1 under contract
Median asking price	\$1,075,000	asking range \$729,000 to \$3,475,000
Closed sales, September 2025 to August 2026	20	0 so far this month
Median sold price, same 12 months	\$946,250	sold range \$655,000 to \$2,100,000
Sold price vs original asking	93%	median across closed sales
Median recorded days on market (closed)	165	MLS cumulative days
Cash purchases	55%	of closed sales
Year built (listings)	2018 to 2019	median 2019
Months of supply	10.2	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Common areas (73.3% of listings stating inclusions)
- Sewer (66.7% of listings stating inclusions)
- Cable TV (66.7% of listings stating inclusions)
- Water (66.7% of listings stating inclusions)
- Grounds (60% of listings stating inclusions)
- Trash (53.3% of listings stating inclusions)

NEARBY

- Beach: 0.1 mi
- Hospital: 1.3 mi (Douglas Gardens Hospital)
- Golf: 3.2 mi (Miami Beach Golf Club)
- Rail station: 1.2 mi (Adrienne Arsht Center)
- Marina: 1.1 mi (Sea Isle Marina)
- Within 1 mile: 63 restaurants, 23 tennis courts, 8 gyms, 7 parks, 6 grocery stores

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Gran Paraiso? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-miami/gran-paraiso/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Gran Paraiso after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.