

# Unit 1402 - Opera Tower

1402 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11498367
Status:	Active
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$650,000
List PPSF:	\$620
Valuated Price:	\$441,000
Valuated PPSF:	\$421

*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:	635
Number of active listings for rent:	18
Number of active listings for sale:	50
Building inventory for sale:	7%
Number of sales over the last 12 months:	42
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	8

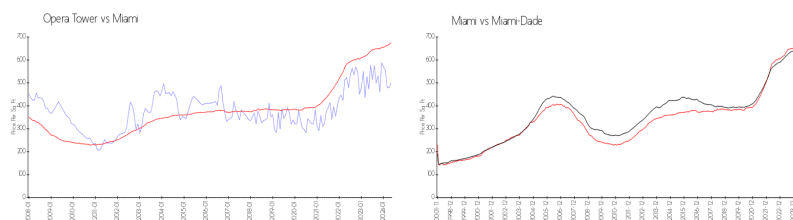
## Building Association Information

Opera Tower Condominium Association  
(786) 220-7536  
Opera Tower Managment(305) 503-0510

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3911	791 sq ft	May 2024	\$380,000	\$480
4510	821 sq ft	May 2024	\$449,000	\$547
2714	1,048 sq ft	Apr 2024	\$490,000	\$468
4006	821 sq ft	Apr 2024	\$400,000	\$487
1915	1,048 sq ft	Mar 2024	\$430,000	\$410
4414	1,048 sq ft	Mar 2024	\$540,000	\$515
3209	825 sq ft	Mar 2024	\$360,000	\$436
3011	791 sq ft	Mar 2024	\$365,000	\$461

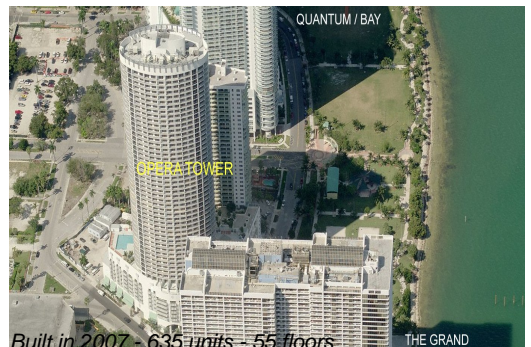
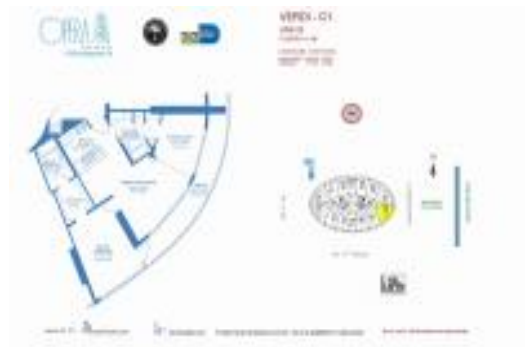
## Market Information



Opera Tower:	\$499/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Opera Tower	8%
Miami	4%



Built in 2007 - 635 units - 55 floors

Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Opera Tower	93 days
Miami	83 days
Miami-Dade	81 days