

# Unit 2711 - Opera Tower

2711 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11466890
Status:	Active
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$378,000
List PPSF:	\$478
Valuated Price:	\$332,000
Valuated PPSF:	\$420

*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:	54
Building inventory for sale:	8%
Number of sales over the last 12 months:	46
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	9

## Building Association Information

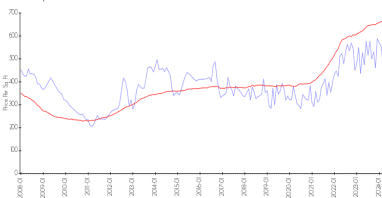
Opera Tower Condominium Association  
 (786) 220-7536  
 Opera Tower Managment(305) 503-0510

## Recent Sales

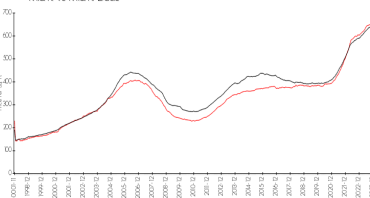
Unit #	Size	Closing Date	Sale Price	PPSF
2714	1,048 sq ft	Apr 2024	\$490,000	\$468
4006	821 sq ft	Apr 2024	\$400,000	\$487
1915	1,048 sq ft	Mar 2024	\$430,000	\$410
4414	1,048 sq ft	Mar 2024	\$540,000	\$515
3209	825 sq ft	Mar 2024	\$360,000	\$436
3011	791 sq ft	Mar 2024	\$365,000	\$461

## Market Information

Opera Tower vs Miami



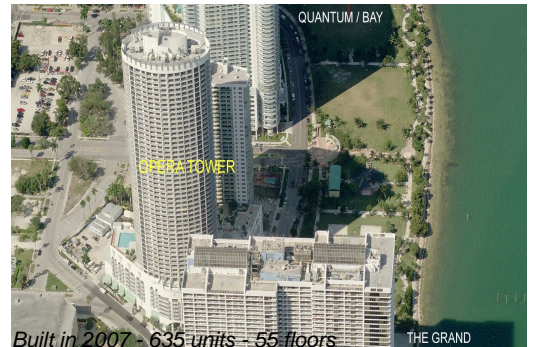
Miami vs Miami-Dade



Opera Tower:	\$481/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Opera Tower	9%
Miami	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Opera Tower	90 days
Miami	84 days
Miami-Dade	81 days