

Unit 2304 - Opera Tower

2304 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11542153
 Status: Active Under Contract
 Size: 791 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$397,000
 List PPSF: \$502
 Valuated Price: \$335,000
 Valuated PPSF: \$424

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

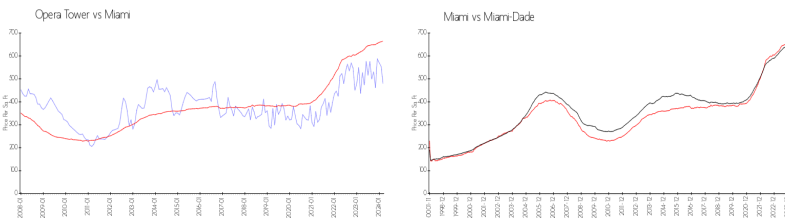
Building Association Information

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

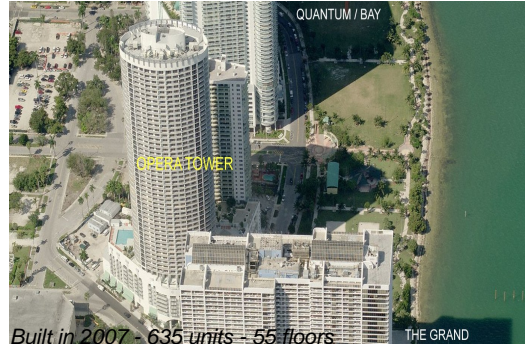
Market Information



Opera Tower: \$481/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