

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:	\$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:	44
Number of sales over the last 6 months:	16
Number of sales over the last 3 months:	9

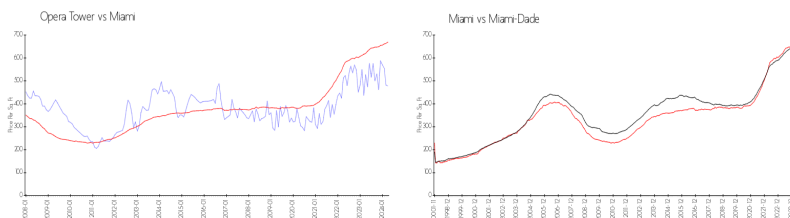
Building Association Information

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

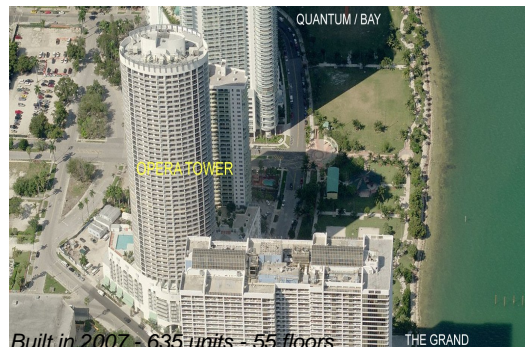


Opera Tower: \$478/sq. ft.
Miami: \$669/sq. ft.

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Miami-Dade: \$698/sq. ft.

Inventory for Sale

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



Built in 2007 - 635 units - 55 floors

Avg. Time to Close Over Last 12 Months

Opera Tower	91 days
Miami	84 days
Miami-Dade	81 days