

Unit 1408 - Opera Tower

1408 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11547290 |
| Status: | Active |
| Size: | 503 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View: | |
| List Price: | \$295,000 |
| List PPSF: | \$586 |
| Valuated Price: | \$193,000 |
| Valuated PPSF: | \$384 |

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 |

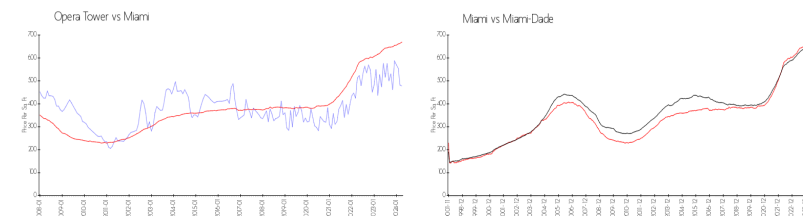
Building Association Information

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 |

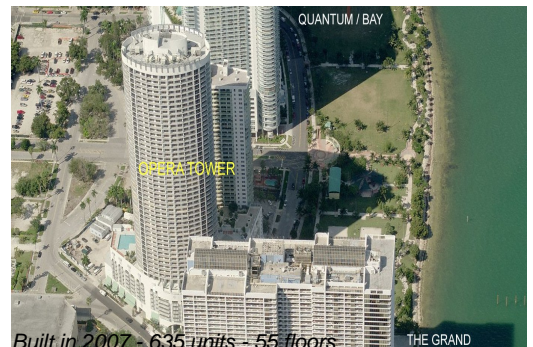
Market Information



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