

Unit 5103 - Opera Tower

5103 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11547948
 Status: Active
 Size: 791 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$449,000
 List PPSF: \$568
 Valuated Price: \$442,000
 Valuated PPSF: \$559

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

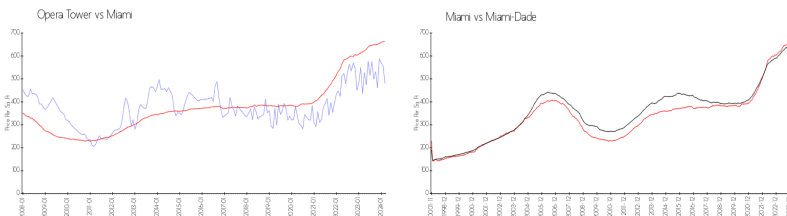
Building Association Information

Opera Tower Condominium Association
 (786) 220-7536
 Opera Tower Management(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 |

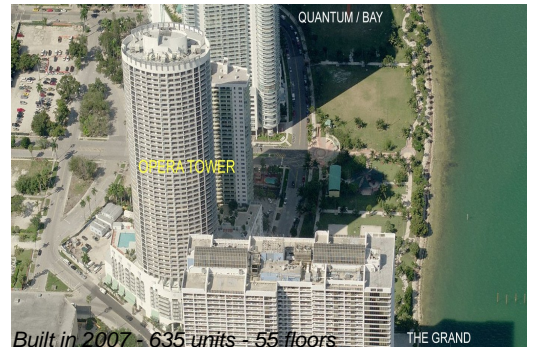
Market Information



Opera Tower: \$481/sq. ft. Miami: \$665/sq. ft.
 Miami: \$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 |