

# Unit 3407 - Opera Tower

3407 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11554257
Status:	Active
Size:	508 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Valet Parking
View:	
List Price:	\$300,000
List PPSF:	\$591
Valuated Price:	\$227,000
Valuated PPSF:	\$447

*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

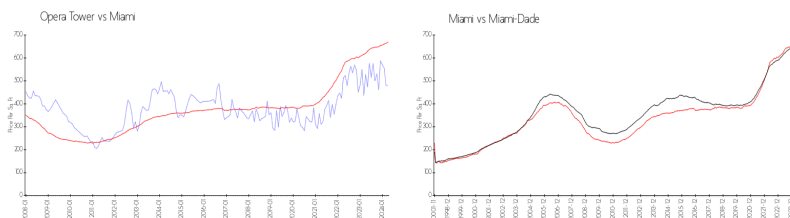
## Building Association Information

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

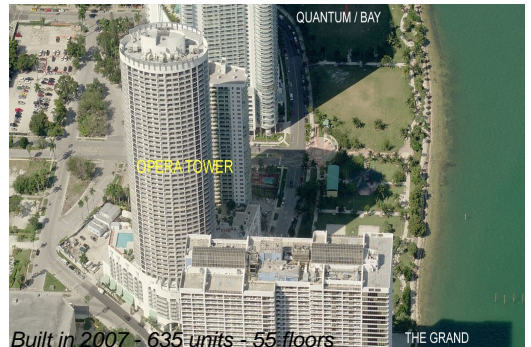


Opera Tower: \$478/sq. ft.  
Miami: \$669/sq. ft.

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

## Inventory for Sale

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



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

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