

# Unit 4206 - Opera Tower

4206 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11577094
Status:	Active
Size:	821 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$399,000
List PPSF:	\$486
Valuated Price:	\$436,000
Valuated PPSF:	\$531

*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:	55
Building inventory for sale:	8%
Number of sales over the last 12 months:	36
Number of sales over the last 6 months:	13
Number of sales over the last 3 months:	6

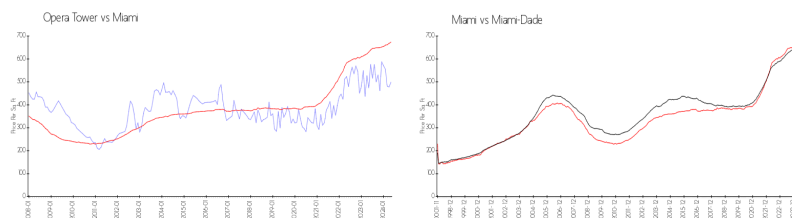
## Building Association Information

Opera Tower Condominium Association  
(786) 220-7536  
Opera Tower Managment(305) 503-0510

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5611	791 sq ft	Jun 2024	\$400,000	\$506
3911	791 sq ft	May 2024	\$380,000	\$480
4510	821 sq ft	May 2024	\$449,000	\$547
2714	1,048 sq ft	Apr 2024	\$490,000	\$468
4006	821 sq ft	Apr 2024	\$400,000	\$487

## Market Information

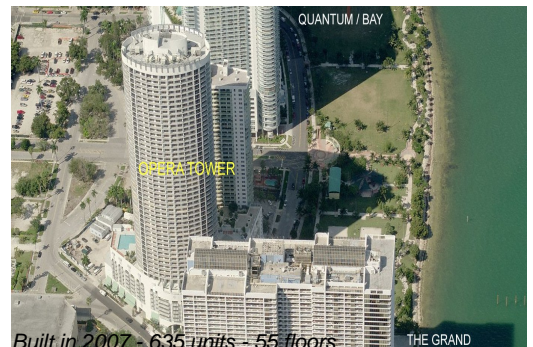


Opera Tower:	\$499/sq. ft.	Miami:	\$673/sq. ft.
Miami:	\$673/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Opera Tower	85 days
Miami	83 days
Miami-Dade	82 days