

# Unit 1714 - Opera Tower

1714 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11579561
Status:	Active
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$525,000
List PPSF:	\$501
Valuated Price:	\$426,000
Valuated PPSF:	\$406

*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:	60
Building inventory for sale:	9%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

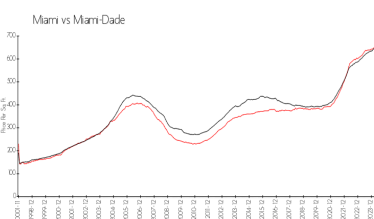
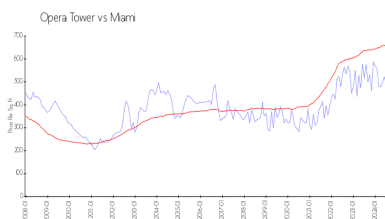
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2615	1,048 sq ft	Sep 2024	\$484,500	\$462
4206	821 sq ft	Sep 2024	\$390,000	\$475
5606	821 sq ft	Jul 2024	\$490,000	\$597
3107	508 sq ft	Jun 2024	\$280,000	\$551
5611	791 sq ft	Jun 2024	\$400,000	\$506

## Market Information



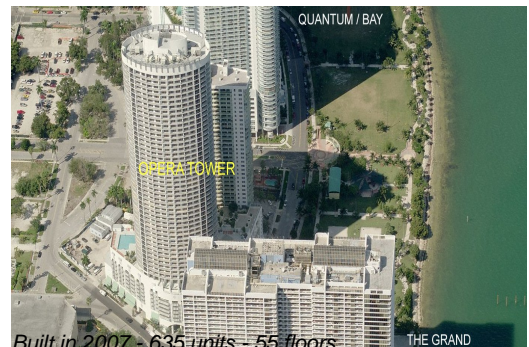
Opera Tower:	\$468/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Opera Tower	90 days
Miami	85 days
Miami-Dade	85 days



Built in 2007 - 635 units - 55 floors