

# Unit 1709 - Opera Tower

1709 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11582352  
 Status: Cancelled  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking

### View:

List Price: \$460,000  
 List PPSF: \$558  
 Valuated Price: \$305,000  
 Valuated PPSF: \$370

*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

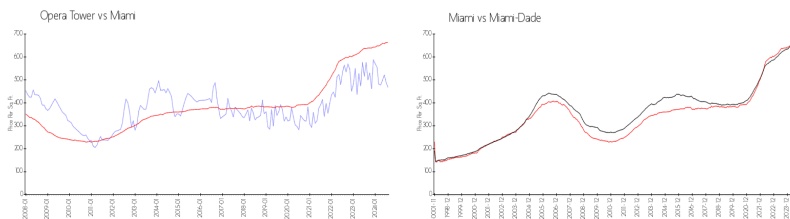
## Building Association Information

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



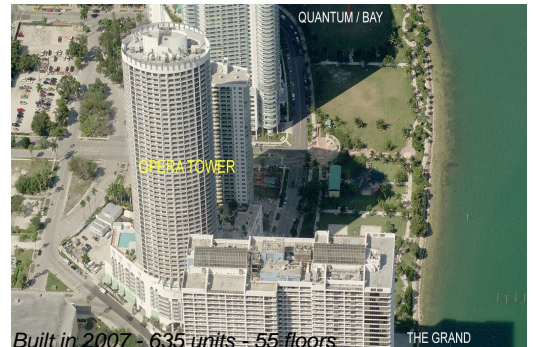
Opera Tower: \$468/sq. ft.  
 Miami: \$664/sq. ft.  
 Miami-Dade: \$664/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Opera Tower 90 days



Miami  
Miami-Dade

85 days  
85 days