

Unit 3203 - Opera Tower

3203 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11598025
 Status: Active
 Size: 791 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$399,000
 List PPSF: \$504
 Valuated Price: \$380,000
 Valuated PPSF: \$480

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: 56
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 37
 Number of sales over the last 6 months: 13
 Number of sales over the last 3 months: 6

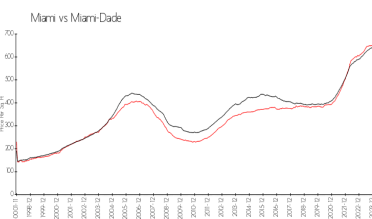
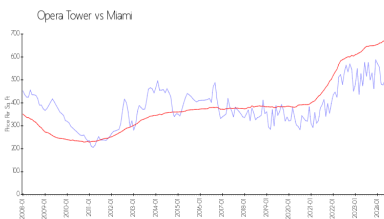
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

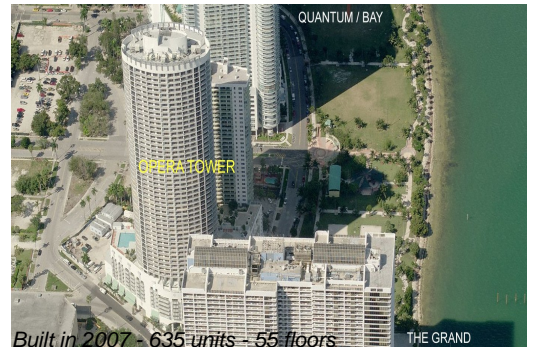
Market Information



Opera Tower: \$499/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

92 days

Miami

83 days

Miami-Dade

82 days