

Unit 4305 - Opera Tower

4305 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11603070 |
| Status: | Active |
| Size: | 825 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$414,999 |
| List PPSF: | \$503 |
| Valuated Price: | \$442,000 |
| Valuated PPSF: | \$536 |

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

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|--|-----|
| 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 |

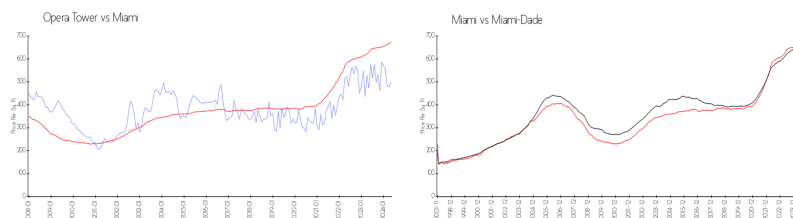
Building Association Information

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



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