

# Unit 2615 - Opera Tower

2615 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11612924  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$499,997  
 List PPSF: \$477  
 Valuated Price: \$469,000  
 Valuated PPSF: \$448

*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: 65  
 Building inventory for sale: 10%  
 Number of sales over the last 12 months: 24  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

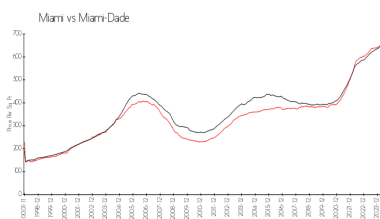
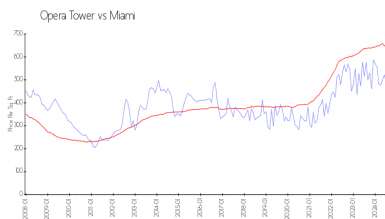
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
3911	791 sq ft	May 2024	\$380,000	\$480
4510	821 sq ft	May 2024	\$449,000	\$547

## Market Information

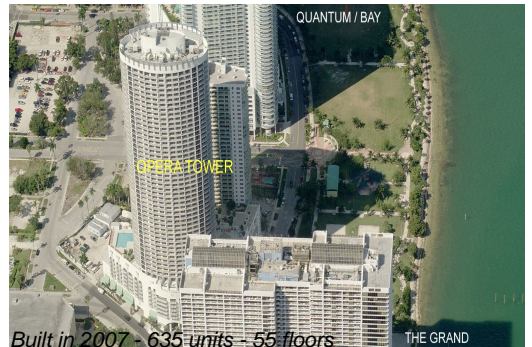


Opera Tower: \$471/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Opera Tower: 10%  
 Miami: 4%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Opera Tower  
Miami  
Miami-Dade

89 days  
84 days  
84 days