

# Unit 3715 - Opera Tower

3715 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11619641  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$539,000  
 List PPSF: \$514  
 Valuated Price: \$519,000  
 Valuated PPSF: \$495

*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: 62  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 27  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

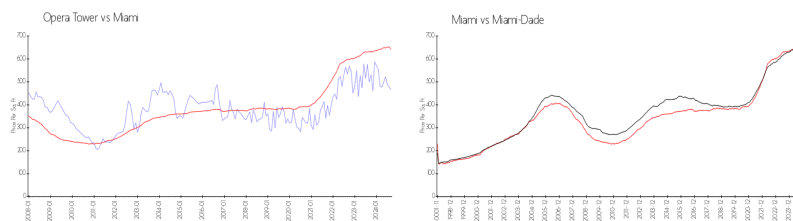
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
5101	1,048 sq ft	Nov 2024	\$635,039	\$606
1810	821 sq ft	Oct 2024	\$335,000	\$408
5103	791 sq ft	Oct 2024	\$360,000	\$455
PH5401	1,048 sq ft	Oct 2024	\$699,000	\$667
2615	1,048 sq ft	Sep 2024	\$484,500	\$462
4206	821 sq ft	Sep 2024	\$390,000	\$475

## Market Information



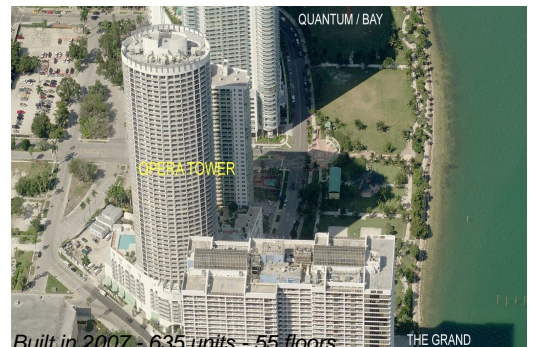
Opera Tower:	\$467/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Opera Tower	10%
Miami	5%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Opera Tower	96 days
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Miami  
Miami-Dade

86 days  
85 days