

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: \$549,000
 List PPSF: \$524
 Valuated Price: \$523,000
 Valuated PPSF: \$499

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

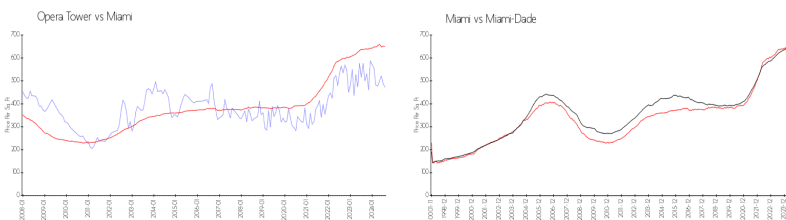
Building Association Information

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

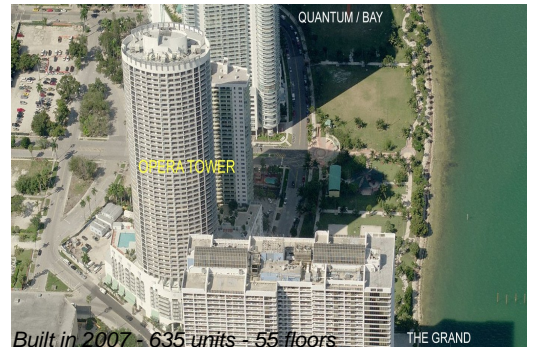
Market Information



Opera Tower: \$471/sq. ft.
 Miami: \$650/sq. ft.
 Miami-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	89 days
Miami	84 days
Miami-Dade	84 days