

Unit 1204 - Opera Tower

1204 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11624236
 Status: Active
 Size: 401 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$315,000
 List PPSF: \$786
 Valuated Price: \$149,000
 Valuated PPSF: \$372

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

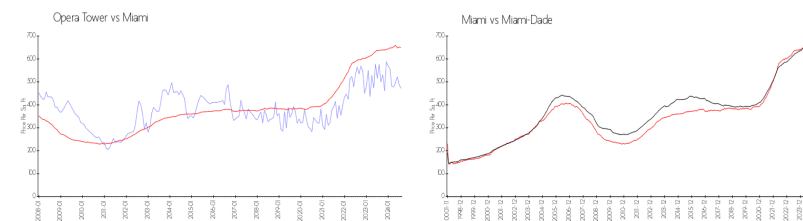
Building Association Information

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

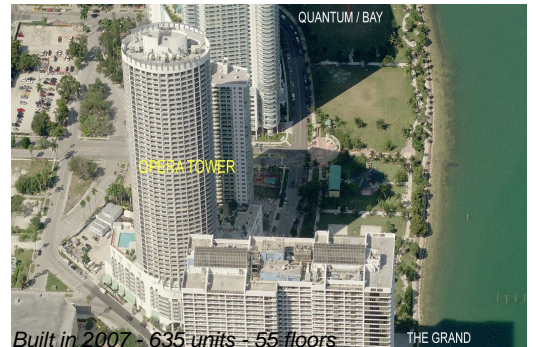


Opera Tower: \$471/sq. ft. Miami: \$650/sq. ft.
 Miami: \$650/sq. ft. Miami-Dade: \$697/sq. ft.

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