

# Unit 4702 - Opera Tower

4702 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11624508  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$695,000  
 List PPSF: \$663  
 Valuated Price: \$578,000  
 Valuated PPSF: \$552

*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

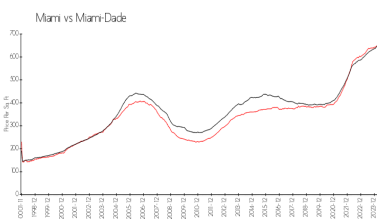
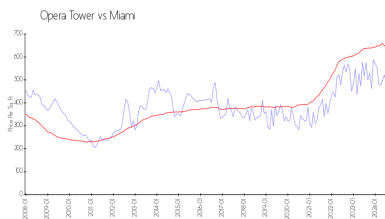
## Building Association Information

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

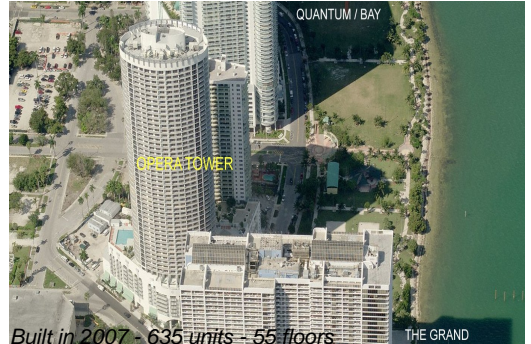
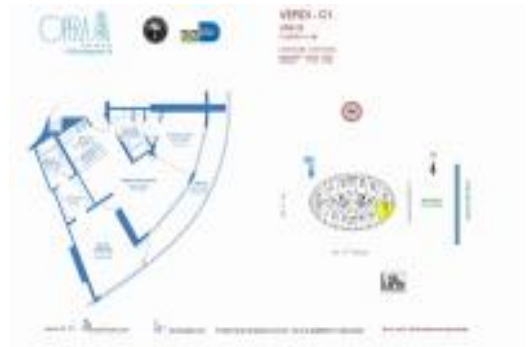


Opera Tower: \$471/sq. ft.      Miami: \$650/sq. ft.  
 Miami: \$650/sq. ft.      Miami-Dade: \$697/sq. ft.

## 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