

Unit 1405 - Opera Tower

1405 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11628345
 Status: Active
 Size: 825 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$390,000
 List PPSF: \$473
 Valuated Price: \$324,000
 Valuated PPSF: \$393

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: 60
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 24
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

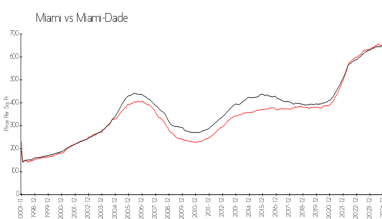
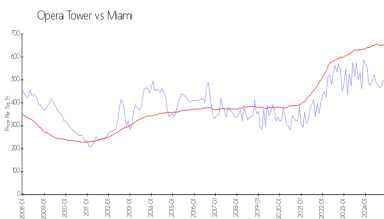
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4507	508 sq ft	Dec 2024	\$257,500	\$507
2305	825 sq ft	Dec 2024	\$345,000	\$418
1908		Dec 2024	\$275,000	
4810	821 sq ft	Dec 2024	\$330,000	\$402
5101	1,048 sq ft	Nov 2024	\$635,039	\$606

Market Information



Opera Tower: \$488/sq. ft. Miami: \$895/sq. ft.
 Miami: \$895/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Opera Tower: 9%
 Miami: 5%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Opera Tower: 101 days
 Miami: 91 days
 Miami-Dade: 90 days

