

# Unit 3801 - Opera Tower

3801 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11638230  
 Status: Active  
 Size: 1,048 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$849,000  
 List PPSF: \$810  
 Valuated Price: \$524,000  
 Valuated PPSF: \$500

*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: 26  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

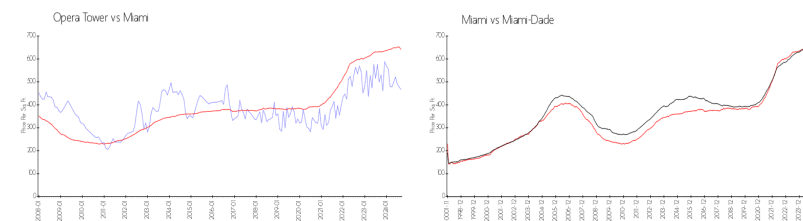
## Building Association Information

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: 98 days  
 Miami: 87 days

