

Unit 1402 - Opera Tower

1402 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11641638
 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: \$639,000
 List PPSF: \$610
 Valuated Price: \$413,000
 Valuated PPSF: \$394

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: 24
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 7

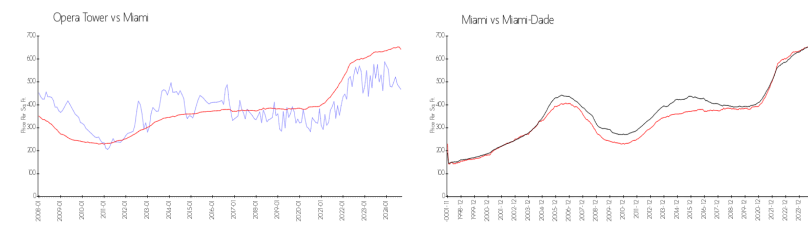
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
4810	821 sq ft	Dec 2024	\$330,000	\$402
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

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: 97 days
 Miami: 87 days

