

# 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

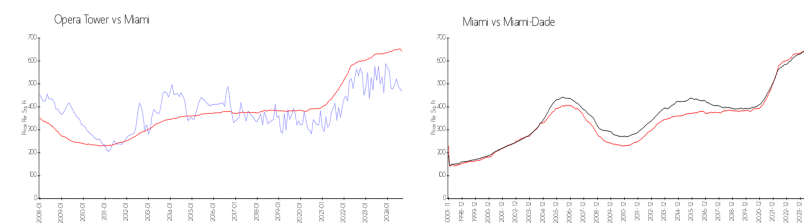
## Building Association Information

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

