

# Unit 1709 - Opera Tower

1709 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11650183  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking

View:  
 List Price: \$429,900  
 List PPSF: \$521  
 Valuated Price: \$318,000  
 Valuated PPSF: \$385

*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: 59  
 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

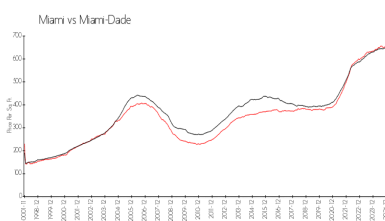
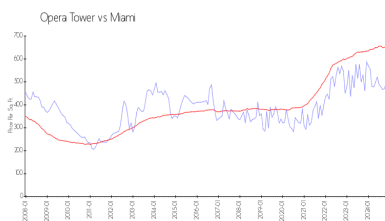
## Building Association Information

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



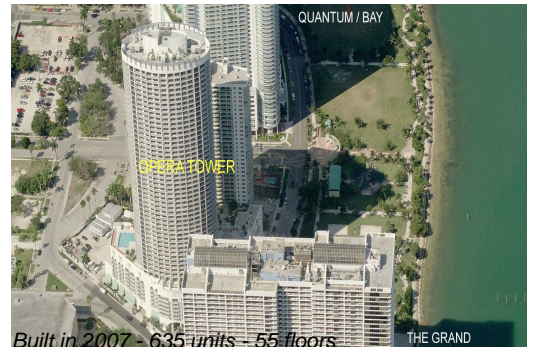
Opera Tower: \$488/sq. ft.      Miami: \$895/sq. ft.  
 Miami: \$895/sq. ft.      Miami-Dade: \$688/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Opera Tower 100 days



Miami  
Miami-Dade

91 days  
90 days