

# Unit 1401 - Opera Tower

1401 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11650330  
 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: \$650,000  
 List PPSF: \$620  
 Valuated Price: \$431,000  
 Valuated PPSF: \$411

*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

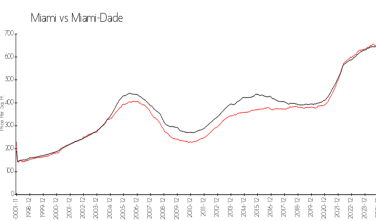
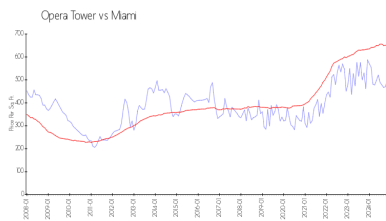
## Building Association Information

Opera Tower Condominium Association  
 (786) 220-7536  
 Opera Tower Managment(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



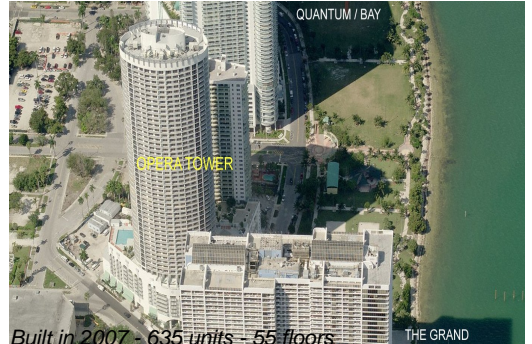
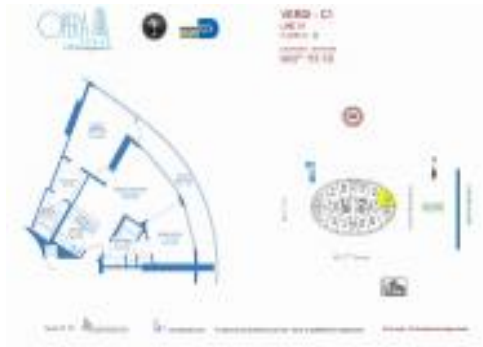
Opera Tower:	\$488/sq. ft.	Miami:	\$895/sq. ft.
Miami:	\$895/sq. ft.	Miami-Dade:	\$688/sq. ft.

## 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