

Unit 1606 - Opera Tower

1606 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number: A11650935
 Status: Active
 Size: 821 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$399,000
 List PPSF: \$486
 Valuated Price: \$315,000
 Valuated PPSF: \$384

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

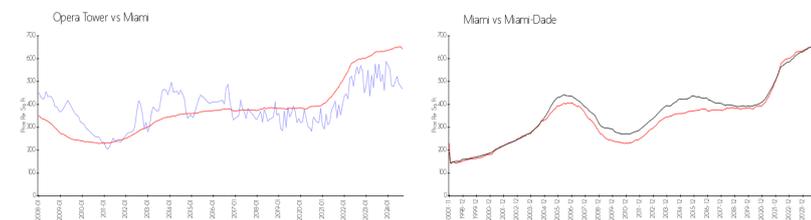
Building Association Information

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



