

Unit 4609 - Opera Tower

4609 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11749775
Status:	Active
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$419,000
List PPSF:	\$508
Valuated Price:	\$347,000
Valuated PPSF:	\$421

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:	66
Building inventory for sale:	10%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	7

Building Association Information

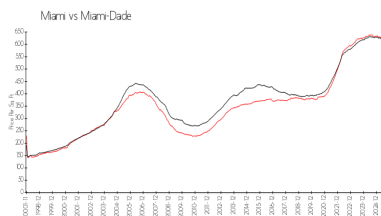
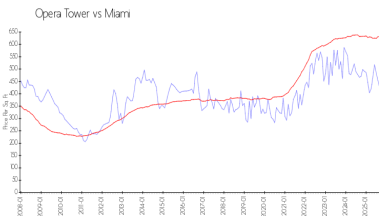
Opera Tower Condominium Association
(786) 220-7536
Opera Tower Managment(305) 503-0510

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	508 sq ft	Dec 2025	\$230,000	\$453
4312	791 sq ft	Dec 2025	\$355,000	\$449
1607	508 sq ft	Dec 2025	\$227,500	\$448
4812	791 sq ft	Dec 2025	\$330,000	\$417
4403	791 sq ft	Nov 2025	\$329,000	\$416
5501	1,048 sq ft	Nov 2025	\$550,000	\$525

Market Information

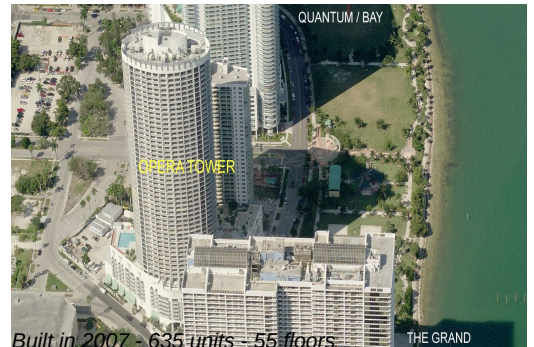


Opera Tower:	\$399/sq. ft.	Miami:	\$629/sq. ft.
Miami:	\$629/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Opera Tower	10%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Opera Tower
Miami
Miami-Dade

72 days
70 days
77 days