

# Unit 1404 - Opera Tower

1404 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: RX-10945691  
 Status: Active  
 Size: 791 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: Garage - Building,Vehicle Restrictions  
 View:  
 List Price: \$430,000  
 List PPSF: \$544  
 Valuated Price: \$306,000  
 Valuated PPSF: \$387

*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: 54  
 Building inventory for sale: 8%  
 Number of sales over the last 12 months: 46  
 Number of sales over the last 6 months: 17  
 Number of sales over the last 3 months: 9

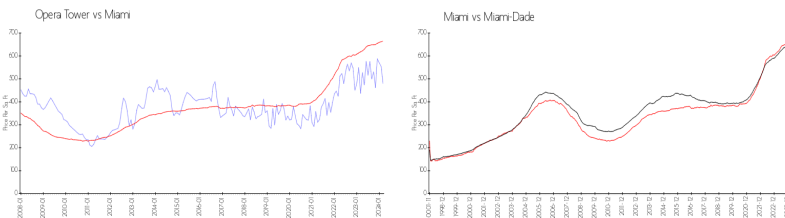
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2714	1,048 sq ft	Apr 2024	\$490,000	\$468
4006	821 sq ft	Apr 2024	\$400,000	\$487
1915	1,048 sq ft	Mar 2024	\$430,000	\$410
4414	1,048 sq ft	Mar 2024	\$540,000	\$515
3209	825 sq ft	Mar 2024	\$360,000	\$436
3011	791 sq ft	Mar 2024	\$365,000	\$461

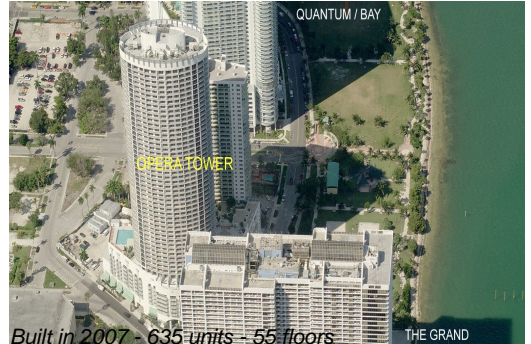
## Market Information



Opera Tower: \$481/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Opera Tower 9%  
 Miami 4%  
 Miami-Dade 3%



Built in 2007 - 635 units - 55 floors

## **Avg. Time to Close Over Last 12 Months**

Opera Tower	90 days
Miami	84 days
Miami-Dade	81 days