

Unit 1414 - Opera Tower

1414 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11576721
Status:	Active
Size:	1,048 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$505,000
List PPSF:	\$482
Valuated Price:	\$441,000
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:	50
Building inventory for sale:	7%
Number of sales over the last 12 months:	41
Number of sales over the last 6 months:	14
Number of sales over the last 3 months:	8

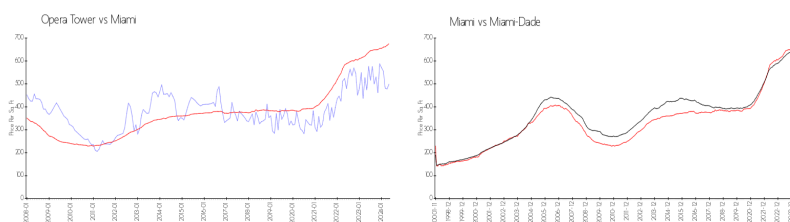
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3911	791 sq ft	May 2024	\$380,000	\$480
4510	821 sq ft	May 2024	\$449,000	\$547
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

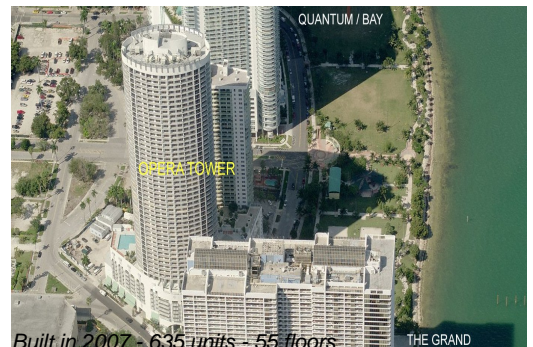
Market Information



Opera Tower:	\$499/sq. ft.	Miami:	\$675/sq. ft.
Miami:	\$675/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

Opera Tower	8%
Miami	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Opera Tower	93 days
Miami	83 days
Miami-Dade	81 days