

# Unit 3104 - Opera Tower

3104 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11431228  
 Status: Active  
 Size: 791 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$3,500  
 List PPSF: \$4  
 Valuated Price: \$360,000  
 Valuated PPSF: \$455

*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.*

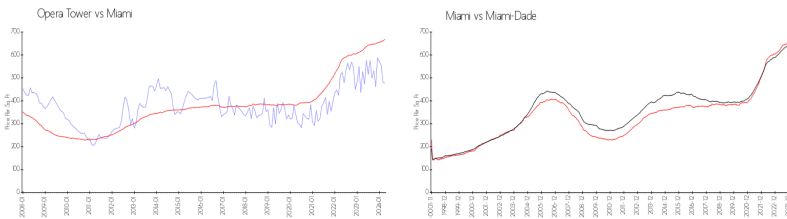
## Building Information

Number of units: 635  
 Number of active listings for rent: 18  
 Number of active listings for sale: 47  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 43  
 Number of sales over the last 6 months: 17  
 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

## Market Information



Opera Tower: \$478/sq. ft.      Miami: \$669/sq. ft.  
 Miami: \$669/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Opera Tower: 7%  
 Miami: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Opera Tower: 93 days  
 Miami: 84 days  
 Miami-Dade: 81 days

