

# Unit 2406 - Opera Tower

2406 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11482658  
 Status: Active Under Contract  
 Size: 821 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View: Bay,Ocean View,Other View  
 Rental Price: \$2,700  
 List PPSF: \$3  
 Valuated Price: \$348,000  
 Valuated PPSF: \$424

*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.*

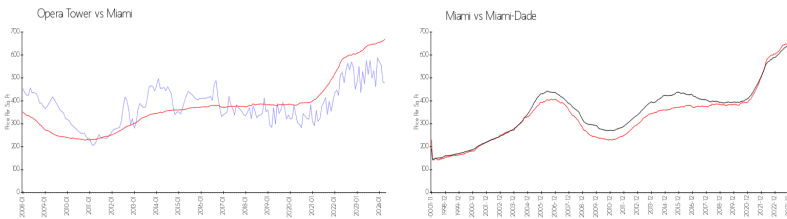
## Building Information

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

