

# Unit 4305 - Opera Tower

4305 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11571446
Status:	Active
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
Rental Price:	\$2,850
List PPSF:	\$3
Valuated Price:	\$442,000
Valuated PPSF:	\$536

*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.*

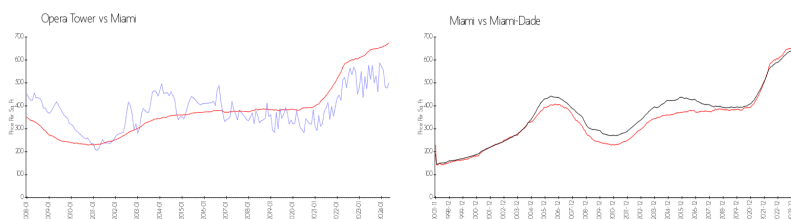
## Building Information

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

## 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

