

# Unit 3311 - Opera Tower

3311 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11195662             |
| Status:         | Active                |
| Size:           | 791 Sq ft.            |
| Bedrooms:       | 1                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$409,000             |
| List PPSF:      | \$517                 |
| Valuated Price: | \$350,000             |
| Valuated PPSF:  | \$442                 |

*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: | 44  |
| Number of sales over the last 6 months:  | 16  |
| Number of sales over the last 3 months:  | 9   |

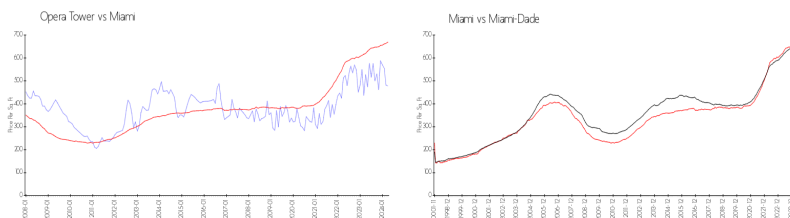
## Building Association Information

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

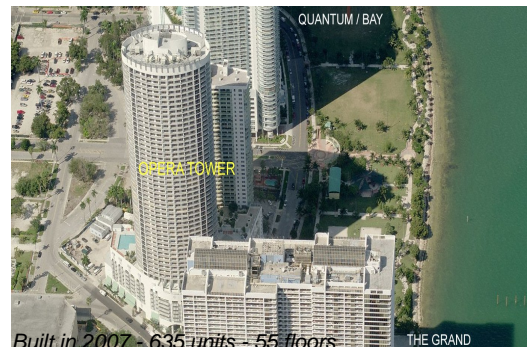


Opera Tower: \$478/sq. ft.  
Miami: \$669/sq. ft.

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Miami-Dade: \$698/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 | 91 days |
| Miami       | 84 days |
| Miami-Dade  | 81 days |