

# Unit 2706 - Opera Tower

2706 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11544138  
 Status: Active  
 Size: 821 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Bay,Other View,Water View  
 Rental Price: \$2,800  
 List PPSF: \$3  
 Valuated Price: \$359,000  
 Valuated PPSF: \$437

*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.*

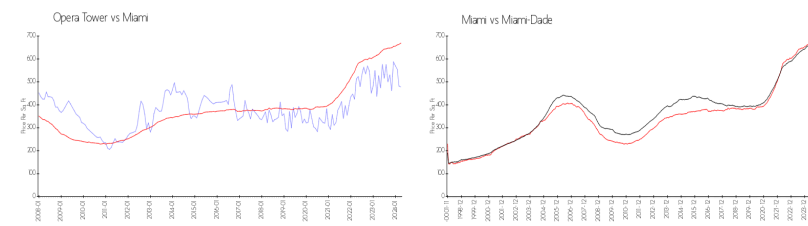
## Building Information

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

## Market Information



Opera Tower:	\$478/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Opera Tower	9%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Opera Tower	91 days
Miami	84 days
Miami-Dade	81 days

