

Unit 5609 - Opera Tower

5609 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11548234
Status:	Pending
Size:	825 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	
View:	
Rental Price:	\$2,500
List PPSF:	\$3
Valuated Price:	\$458,000
Valuated PPSF:	\$555

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.

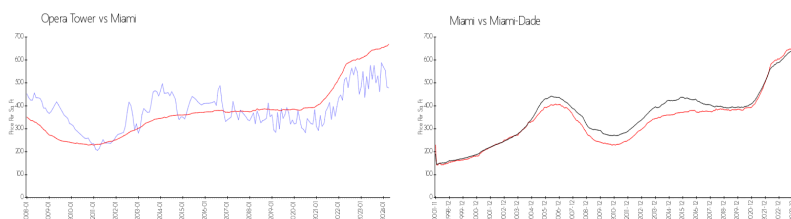
Building Information

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



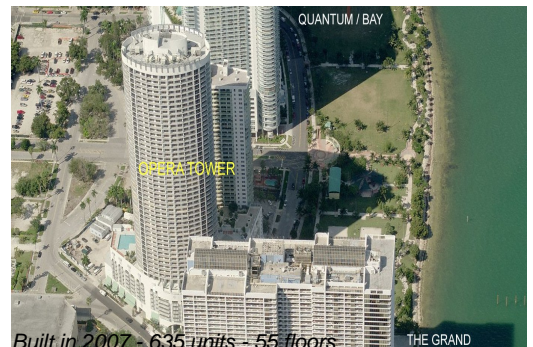
Opera Tower:	\$478/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

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



Built in 2007 - 635 units - 55 floors