

# Unit 3609 - Opera Tower

3609 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11563465  
 Status: Active  
 Size: 825 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Not Assigned  
 View: Bay, Other View  
 Rental Price: \$2,600  
 List PPSF: \$3  
 Valuated Price: \$376,000  
 Valuated PPSF: \$456

*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.*

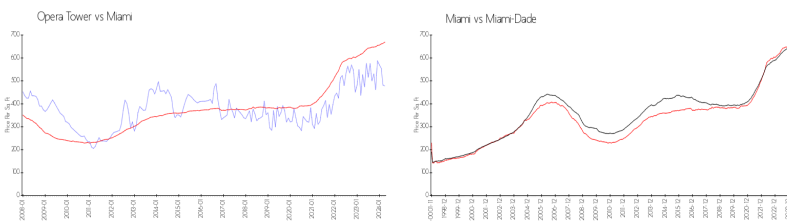
## Building Information

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



Built in 2007 - 635 units - 55 floors