

Unit 3512 - Opera Tower

3512 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11590005
Status:	Active
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Street Parking,Valet Parking
View:	Bay,Ocean View,Water View
Rental Price:	\$3,000
List PPSF:	\$4
Valuated Price:	\$367,000
Valuated PPSF:	\$464

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.

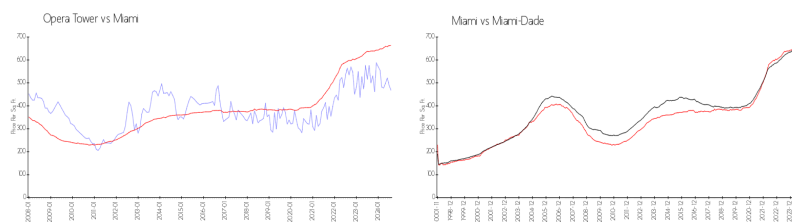
Building Information

Number of units:	635
Number of active listings for rent:	18
Number of active listings for sale:	60
Building inventory for sale:	9%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	3

Building Association Information

Opera Tower Condominium Association
(786) 220-7536
Opera Tower Managment(305) 503-0510

Market Information



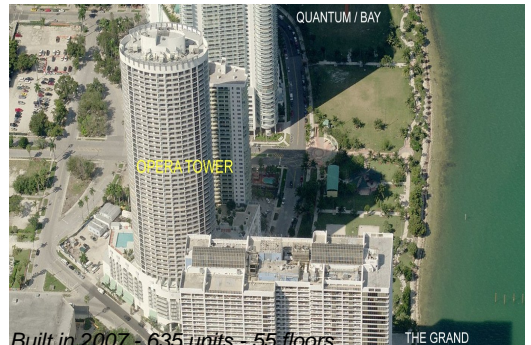
Opera Tower:	\$468/sq. ft.	Miami:	\$664/sq. ft.
Miami:	\$664/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Opera Tower	90 days
Miami	85 days
Miami-Dade	85 days



Built in 2007 - 635 units - 55 floors