

# 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:   | \$3,300                       |
| List PPSF:      | \$4                           |
| Valuated Price: | \$392,000                     |
| Valuated PPSF:  | \$496                         |

*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.*

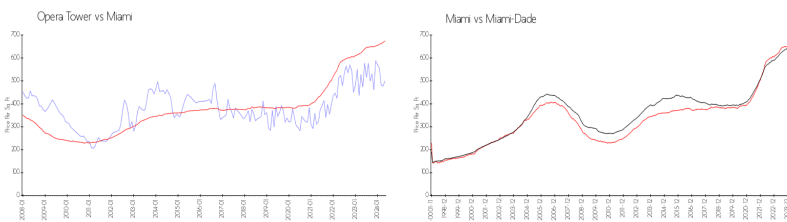
## Building Information

|  |     |
|--|-----|
| Number of units:                         | 635 |
| Number of active listings for rent:      | 18  |
| Number of active listings for sale:      | 56  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 37  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 7   |

## Building Association Information

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

## Market Information



|              |               |             |               |
|--------------|---------------|-------------|---------------|
| Opera Tower: | \$499/sq. ft. | Miami:      | \$673/sq. ft. |
| Miami:       | \$673/sq. ft. | Miami-Dade: | \$705/sq. ft. |

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

|             |         |
|-------------|---------|
| Opera Tower | 92 days |
| Miami       | 83 days |
| Miami-Dade  | 81 days |

