

# Unit 2304 - Opera Tower

2304 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11594019  
 Status: Active  
 Size: 791 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,700  
 List PPSF: \$3  
 Valuated Price: \$348,000  
 Valuated PPSF: \$440

*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.*

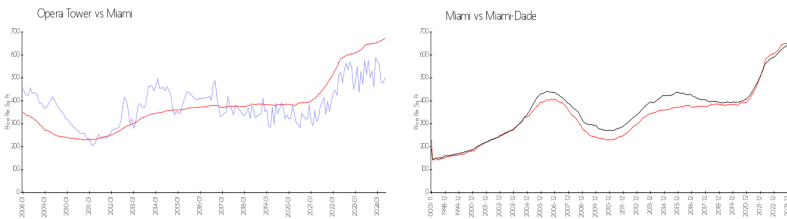
## Building Information

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

