

Unit 2304 - Opera Tower

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

Unit Information

MLS Number: A11594019
 Status: Rented
 Size: 791 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces:
 View:
 Rental Price: \$2,700
 List PPSF: \$3
 Valuated Price: \$326,000
 Valuated PPSF: \$412

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.

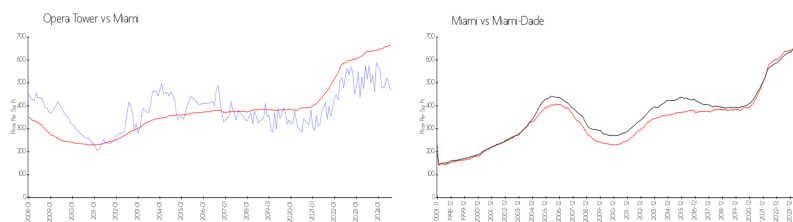
Building Information

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