

# Unit 3308 - Opera Tower

3308 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11603229                                |
| Status:         | Active                                   |
| Size:           | 503 Sq ft.                               |
| Bedrooms:       |  |
| Full Bathrooms: | 1  |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           |  |
| List Price:     | \$335,000                                |
| List PPSF:      | \$666                                    |
| Valuated Price: | \$244,000                                |
| Valuated PPSF:  | \$485                                    |

*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:      | 55  |
| Building inventory for sale:             | 8%  |
| Number of sales over the last 12 months: | 36  |
| Number of sales over the last 6 months:  | 13  |
| Number of sales over the last 3 months:  | 6   |

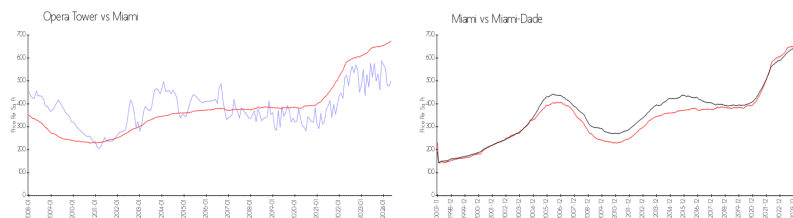
## Building Association Information

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 5611   | 791 sq ft   | Jun 2024     | \$400,000  | \$506 |
| 3911   | 791 sq ft   | May 2024     | \$380,000  | \$480 |
| 4510   | 821 sq ft   | May 2024     | \$449,000  | \$547 |
| 2714   | 1,048 sq ft | Apr 2024     | \$490,000  | \$468 |
| 4006   | 821 sq ft   | Apr 2024     | \$400,000  | \$487 |

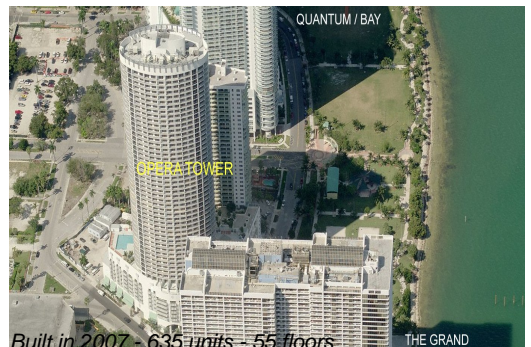
## Market Information



|              |               |             |               |
|--------------|---------------|-------------|---------------|
| 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% |



Built in 2007 - 635 units - 55 floors

**Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Opera Tower | 85 days |
| Miami       | 83 days |
| Miami-Dade  | 82 days |