

# Unit 4312 - Opera Tower

4312 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	A11620370
Status:	Active
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Bay, Water View
Rental Price:	\$3,000
List PPSF:	\$4
Valuated Price:	\$396,000
Valuated PPSF:	\$501

*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.*

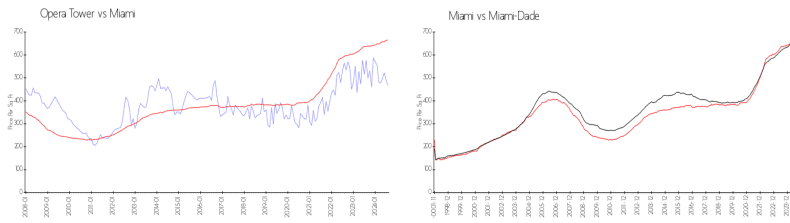
## Building Information

Number of units:	635
Number of active listings for rent:	18
Number of active listings for sale:	63
Building inventory for sale:	9%
Number of sales over the last 12 months:	25
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	4

## Building Association Information

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

## Market Information



Opera Tower:	\$466/sq. ft.	Miami:	\$665/sq. ft.
Miami:	\$665/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Opera Tower	10%
Miami	4%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Opera Tower	91 days
Miami	85 days
Miami-Dade	84 days

