

Unit 2804 - Opera Tower

2804 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

Unit Information

MLS Number:	A11620815
Status:	Active Under Contract
Size:	791 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	Bay, Water View
Rental Price:	\$2,700
List PPSF:	\$3
Valuated Price:	\$342,000
Valuated PPSF:	\$432

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.

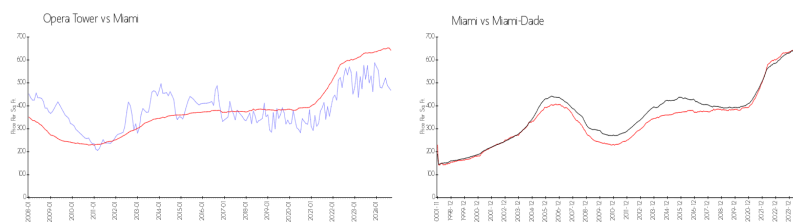
Building Information

Number of units:	635
Number of active listings for rent:	18
Number of active listings for sale:	62
Building inventory for sale:	9%
Number of sales over the last 12 months:	27
Number of sales over the last 6 months:	10
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

Market Information



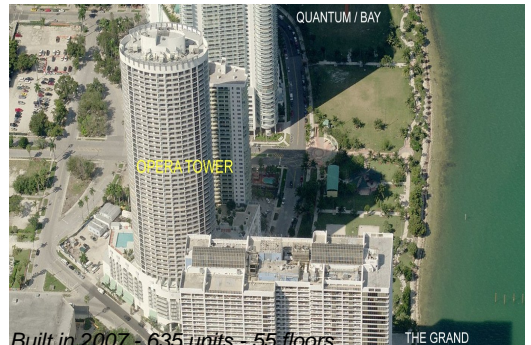
Opera Tower:	\$467/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Opera Tower	10%
Miami	5%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Opera Tower	96 days
Miami	85 days
Miami-Dade	85 days



Built in 2007 - 635 units - 55 floors