

# Unit 3507 - Opera Tower

3507 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11627274  
Status: Active  
Size: 508 Sq ft.  
Bedrooms:  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space  
View:  
Rental Price: \$2,050  
List PPSF: \$4  
Valuated Price: \$224,000  
Valuated PPSF: \$441

*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.*

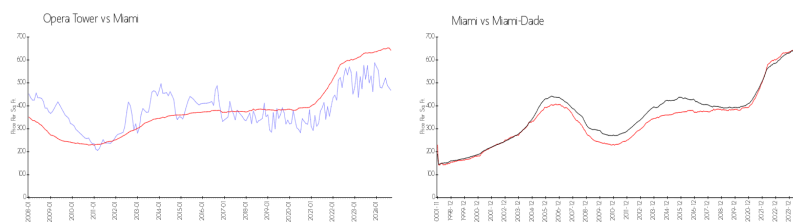
## Building Information

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: 24  
Number of sales over the last 6 months: 10  
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



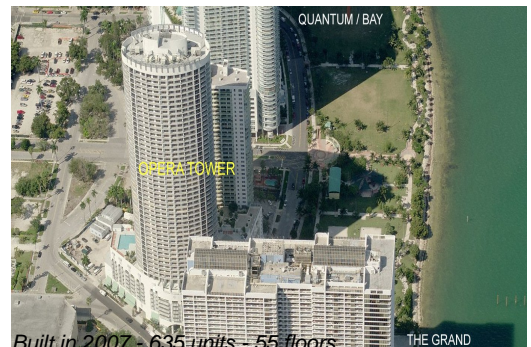
Opera Tower:	\$467/sq. ft.	Miami:	\$642/sq. ft.
Miami:	\$642/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Opera Tower	97 days
Miami	87 days
Miami-Dade	87 days



Built in 2007 - 635 units - 55 floors