

# Unit 3906 - Opera Tower

3906 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number: A11650748  
 Status: Active  
 Size: 821 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Street Parking, Valet Parking  
 View: Intracoastal View, Ocean View, Water View  
 Rental Price: \$3,200  
 List PPSF: \$4  
 Valuated Price: \$396,000  
 Valuated PPSF: \$482

*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.*

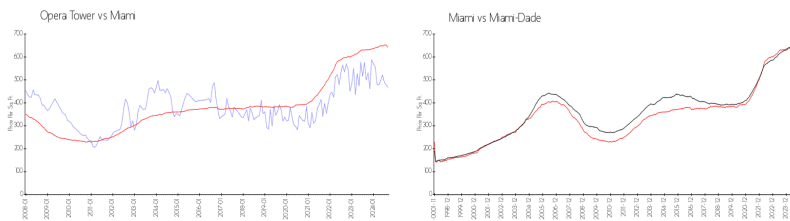
## Building Information

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: 26  
 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 Management(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 98 days  
 Miami 87 days  
 Miami-Dade 86 days

