

# Unit 3706 - Opera Tower

3706 - 1750 N Bayshore Dr, Miami, FL, Miami-Dade 33132

## Unit Information

MLS Number:	F10427413
Status:	Active
Size:	821 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space,Parking Garage,Valet Parking
View:	
Rental Price:	\$3,000
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.*

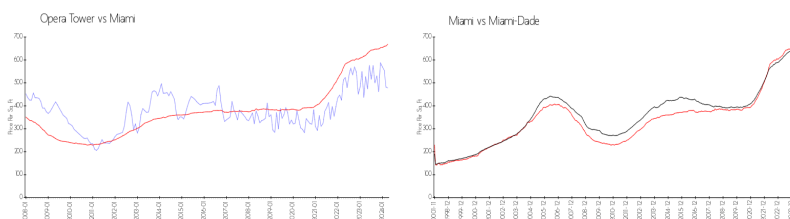
## Building Information

Number of units:	635
Number of active listings for rent:	18
Number of active listings for sale:	47
Building inventory for sale:	7%
Number of sales over the last 12 months:	43
Number of sales over the last 6 months:	17
Number of sales over the last 3 months:	8

## Building Association Information

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

## Market Information



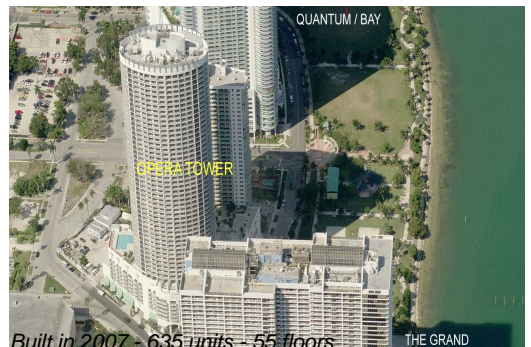
Opera Tower:	\$478/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Opera Tower	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Opera Tower	93 days
Miami	84 days
Miami-Dade	81 days



Built in 2007 - 635 units - 55 floors