

# Unit 504 - 2 - Harbor Towers

504 - 2 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11561778  
 Status: Active  
 Size: 1,460 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Parking Garage  
 View: Pool Area View  
 Rental Price: \$3,700  
 List PPSF: \$3  
 Valuated Price: \$518,000  
 Valuated PPSF: \$355

*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.*



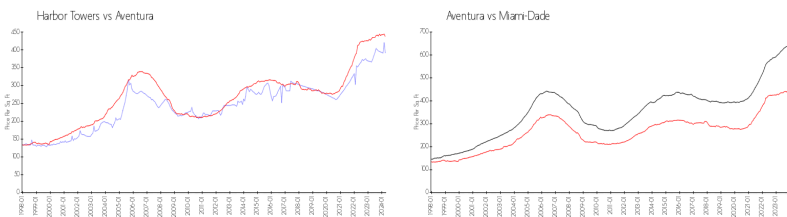
## Building Information

Number of units: 144  
 Number of active listings for rent: 6  
 Number of active listings for sale: 9  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

Harbour Towers Condominium  
 (305) 935-5604

## Market Information



Harbor Towers: \$392/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$695/sq. ft.

## Inventory for Sale

Harbor Towers 6%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Harbor Towers 143 days  
 Aventura 89 days  
 Miami-Dade 81 days