

# Unit 3B - Yacht Harbour

3B - 2901 S Bayshore Dr, Miami, FL, Miami-Dade 33133

## Unit Information

MLS Number: A11374088  
 Status: Active  
 Size: 3,174 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$2,500,000  
 List PPSF: \$788  
 Valuated Price: \$2,375,000  
 Valuated PPSF: \$995

*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: 138  
 Number of active listings for rent: 4  
 Number of active listings for sale: 3  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 2

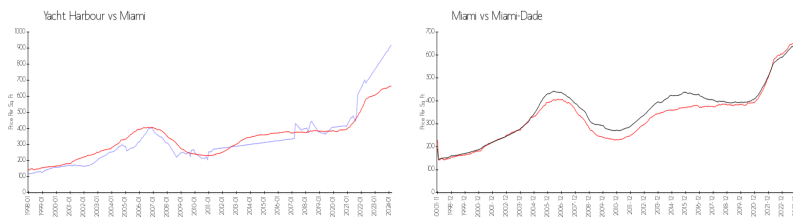
## Building Association Information

Yacht Harbour Condominiums  
 (305) 442-2401

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
17A	1,605 sq ft	Apr 2024	\$1,100,000	\$685
7G	1,587 sq ft	Apr 2024	\$1,550,000	\$977
7C	1,587 sq ft	Dec 2023	\$1,565,000	\$986
7B	1,587 sq ft	Dec 2023	\$1,565,000	\$986
17G/H	2,403 sq ft	May 2023	\$2,400,000	\$999

## Market Information



Yacht Harbour: \$920/sq. ft.  
 Miami: \$665/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Yacht Harbour 2%  
 Miami 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

Yacht Harbour  
Miami  
Miami-Dade

75 days  
84 days  
81 days