

# 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:	\$2,105,000
Valuated PPSF:	\$882

*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

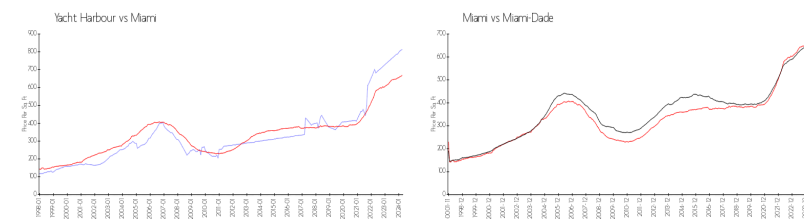
## Building Association Information

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

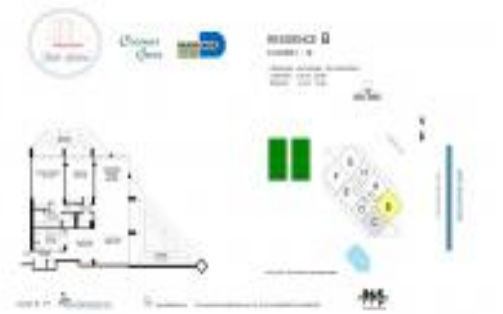


Yacht Harbour:	\$814/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Yacht Harbour	75 days
Miami	84 days
Miami-Dade	81 days