

# Unit 304 - 2 - Harbor Towers

304 - 2 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11542621
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$585,000
List PPSF:	\$401
Valuated Price:	\$508,000
Valuated PPSF:	\$348

*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

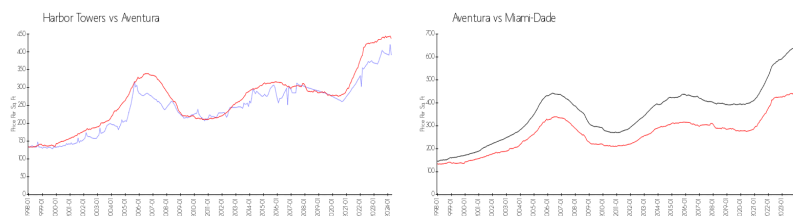
## Building Association Information

Harbour Towers Condominium  
(305) 935-5604

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	1,820 sq ft	Apr 2024	\$680,000	\$374
702	1,820 sq ft	Mar 2024	\$740,000	\$407
504	1,460 sq ft	Feb 2024	\$515,000	\$353
804	1,460 sq ft	Feb 2024	\$535,777	\$367
504	1,460 sq ft	Oct 2023	\$525,000	\$360

## Market Information



Harbor Towers:	\$392/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/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