

Unit 2004 - 1 - Harbor Towers

2004 - 1 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11561898
Status:	Active
Size:	1,460 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking, Valet Parking
View:	
List Price:	\$674,818
List PPSF:	\$462
Valuated Price:	\$600,000
Valuated PPSF:	\$411

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:	10
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:	4

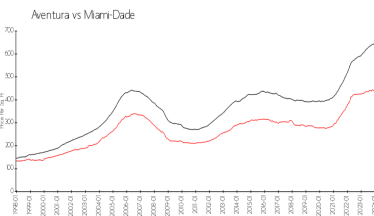
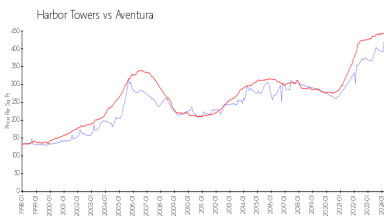
Building Association Information

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:	\$391/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Harbor Towers	7%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Harbor Towers
Aventura
Miami-Dade

143 days
87 days
81 days