

# Unit 704 - 2 - Harbor Towers

704 - 2 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11562357  
 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: \$549,823  
 List PPSF: \$377  
 Valuated Price: \$527,000  
 Valuated PPSF: \$361

*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

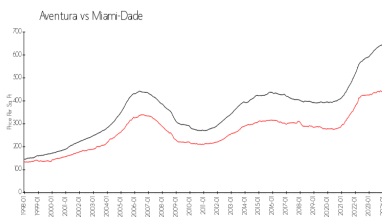
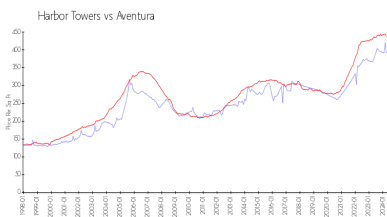
## Building Association Information

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