

# Unit 2004 - 1 - Harbor Towers

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

## Unit Information

MLS Number: A11582199  
 Status: Active  
 Size: 1,460 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$599,722  
 List PPSF: \$411  
 Valuated Price: \$587,000  
 Valuated PPSF: \$402

*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: 11  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 8  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 0

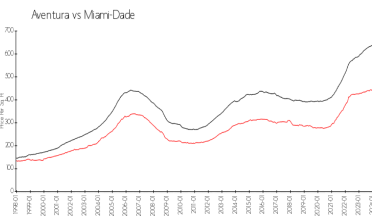
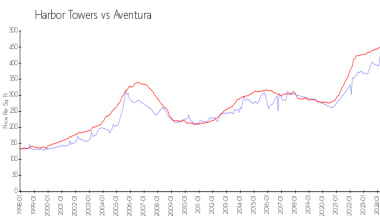
## Building Association Information

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: \$382/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

Harbor Towers: 8%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Harbor Towers  
Aventura  
Miami-Dade

145 days  
94 days  
83 days