

Unit 704 - 2 - Harbor Towers

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

Unit Information

MLS Number: A11595055
 Status: Pending
 Size: 1,460 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Guest Parking,Valet Parking

View:
 List Price: \$499,999
 List PPSF: \$342
 Valuated Price: \$520,000
 Valuated PPSF: \$356

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: 12
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 1
 Number of sales over the last 3 months: 0

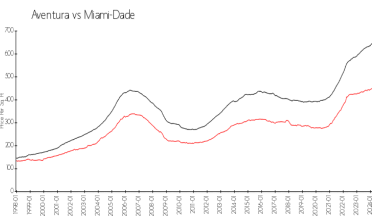
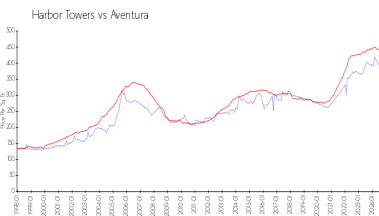
Building Association Information

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: \$385/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Harbor Towers: 8%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Harbor Towers	216 days
Aventura	98 days
Miami-Dade	84 days