

# Unit 1603 - Harborside Waterways

1603 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11599141
Status:	Active
Size:	1,310 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$538,500
List PPSF:	\$411
Valuated Price:	\$517,000
Valuated PPSF:	\$395

*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.*

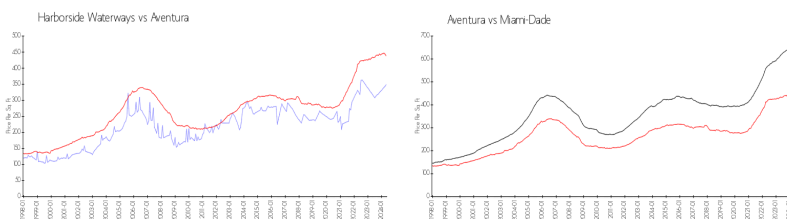
## Building Information

Number of units:	181
Number of active listings for rent:	1
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1702	1,430 sq ft	Jun 2024	\$520,000	\$364
706	1,870 sq ft	Apr 2024	\$625,000	\$334
1001	1,700 sq ft	Apr 2024	\$575,000	\$338
1706	1,870 sq ft	Apr 2024	\$628,000	\$336
1605	1,870 sq ft	Jan 2024	\$610,000	\$326

## Market Information



Harborside Waterways:	\$349/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Harborside Waterways	2%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Harborside Waterways	77 days
Aventura	92 days
Miami-Dade	82 days

