

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.

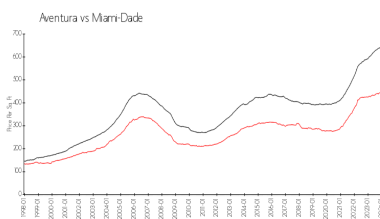
Building Information

Number of units: 181
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 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: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
405	1,870 sq ft	Oct 2023	\$524,000	\$280

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: 83 days
 Aventura: 92 days
 Miami-Dade: 82 days

