

# Unit 203 - Harborside Waterways

203 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11648523  
 Status: Active  
 Size: 1,310 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking  
 View:  
 List Price: \$500,000  
 List PPSF: \$382  
 Valuated Price: \$435,000  
 Valuated PPSF: \$332

*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.*

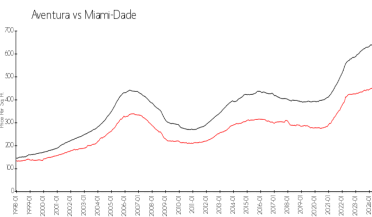
## Building Information

Number of units: 181  
 Number of active listings for rent: 1  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
606	1,870 sq ft	Aug 2024	\$600,000	\$321
1501	1,700 sq ft	Jun 2024	\$500,000	\$294
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

## Market Information



Harborside Waterways:	\$337/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Harborside Waterways: 3%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Harborside Waterways: 82 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

