

Unit 304 - Harborside Waterways

304 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11673517
 Status: Active
 Size: 0 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
 View:
 List Price: \$550,000
 Valuated Price: \$418,000
 Valuated PPSF: \$319

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

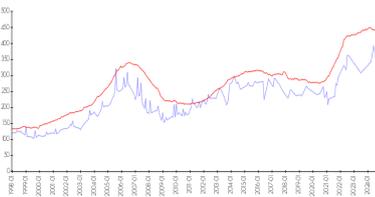
Number of units: 181
 Number of active listings for rent: 1
 Number of active listings for sale: 6
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 0

Recent Sales

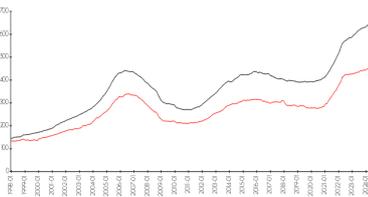
Unit #	Size	Closing Date	Sale Price	PPSF
606	1,870 sq ft	Aug 2024	\$600,000	\$321
1501	1,700 sq ft	Jun 2024	\$500,000	\$294
1702	1,430 sq ft	Jun 2024	\$520,000	\$364
706	1,870 sq ft	Apr 2024	\$625,000	\$334
1001	1,700 sq ft	Apr 2024	\$575,000	\$338
1706	1,870 sq ft	Apr 2024	\$628,000	\$336

Market Information

Harborside Waterways vs Aventura



Aventura vs Miami-Dade



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

