

# Unit 202 - 1 - Harbor Towers

202 - 1 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11690309  
 Status: Active  
 Size: 1,820 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces  
 View:  
 List Price: \$880,333  
 List PPSF: \$484  
 Valuated Price: \$593,000  
 Valuated PPSF: \$326

*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: 11  
 Building inventory for sale: 7%  
 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: 1

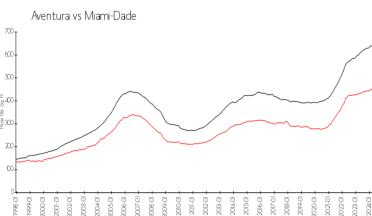
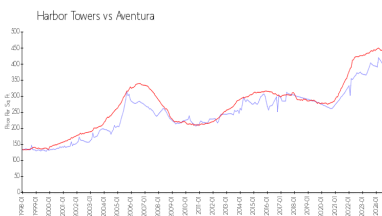
## Building Association Information

Harbour Towers Condominium  
 (305) 935-5604

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
202	1,820 sq ft	Oct 2024	\$550,000	\$302
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

## Market Information



Harbor Towers: \$389/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Harbor Towers: 228 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

