

# Unit 1003 - Harborside Waterways

1003 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

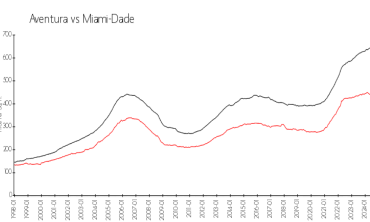
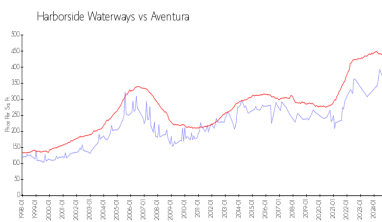
MLS Number: A11701426  
 Status: Pending  
 Size: 1,310 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Canal,Ocean View  
 Rental Price: \$3,350  
 List PPSF: \$3  
 Valuated Price: \$488,000  
 Valuated PPSF: \$373

*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: 7  
 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

## Market Information



Harborside Waterways:	\$349/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Harborside Waterways: 82 days  
 Aventura: 105 days  
 Miami-Dade: 88 days

