

Unit 1107 - Harborside Waterways

1107 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11910102
 Status: Active
 Size: 1,430 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Guest Parking
 View:
 List Price: \$479,900
 List PPSF: \$336
 Valuated Price: \$493,000
 Valuated PPSF: \$345

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.

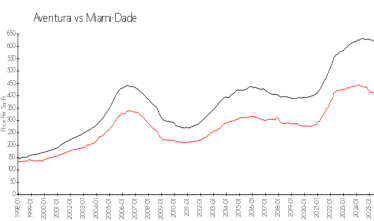
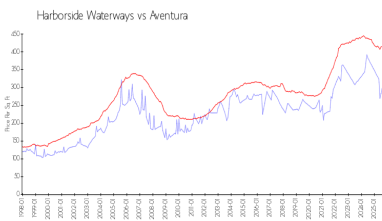
Building Information

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: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 5

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1410	1,700 sq ft	Dec 2025	\$735,000	\$432
1601	1,700 sq ft	Dec 2025	\$540,000	\$318
203	1,310 sq ft	Dec 2025	\$400,000	\$305
607	1,430 sq ft	Dec 2025	\$350,000	\$245
502	1,430 sq ft	Nov 2025	\$395,000	\$276

Market Information



Harborside Waterways:	\$336/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Harborside Waterways: 103 days
 Aventura: 98 days
 Miami-Dade: 77 days

