

# Unit 1704 - 2 - Harbor Towers

1704 - 2 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11928187  
 Status: Active  
 Size: 1,460 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$525,000  
 List PPSF: \$360  
 Valuated Price: \$514,000  
 Valuated PPSF: \$352

*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: 13  
 Building inventory for sale: 9%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

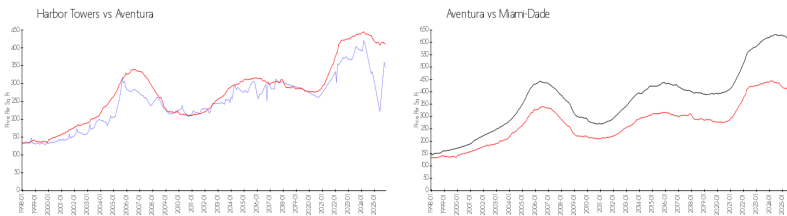
Harbour Towers Condominium  
 (305) 935-5604

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
402	1,820 sq ft	Nov 2025	\$590,000	\$324
202	1,820 sq ft	Oct 2025	\$725,000	\$398
402	1,820 sq ft	Jun 2025	\$380,000	\$209
1103	1,820 sq ft	Feb 2025	\$650,000	\$357

## Market Information



Harbor Towers: \$345/sq. ft.  
 Aventura: \$411/sq. ft.  
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 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Harbor Towers: 9%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Harbor Towers: 84 days  
 Aventura: 98 days



