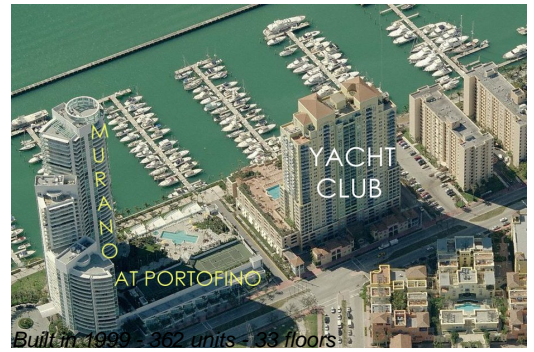


Unit TH-3 - Yacht Club

TH-3 - 90 Alton Rd, Miami Beach, FL, Miami-Dade 33139

Unit Information

MLS Number:	F10427085
Status:	Active
Size:	4,200 Sq ft.
Bedrooms:	6
Full Bathrooms:	5
Half Bathrooms:	2
Parking Spaces:	Assigned Parking,Golf Cart Parking,Valet Parking
View:	Bay
List Price:	\$12,000,000
List PPSF:	\$2,857
Valuated Price:	\$996,000
Valuated PPSF:	\$706



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:	361
Number of active listings for rent:	45
Number of active listings for sale:	7
Building inventory for sale:	1%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

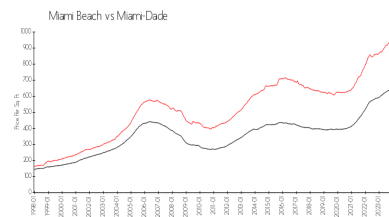
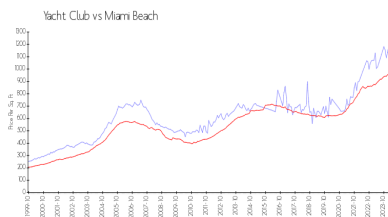
Building Association Information

Yacht Club Condominium Association
305-673-4448

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1109	1,080 sq ft	Mar 2024	\$1,200,000	\$1,111
2807	740 sq ft	Mar 2024	\$800,000	\$1,081
2910	1,090 sq ft	Mar 2024	\$1,475,000	\$1,353
902	1,130 sq ft	Mar 2024	\$1,540,000	\$1,363
806	780 sq ft	Dec 2023	\$799,000	\$1,024

Market Information



Yacht Club:	\$1091/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Yacht Club	2%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Yacht Club
Miami Beach
Miami-Dade

68 days
98 days
81 days