

Unit 1004 - Harborside Waterways

1004 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: RX-10942183
 Status: Active
 Size: 1,310 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: Garage - Building, Guest, Under Building, Assigned
 View:
 List Price: \$495,000
 List PPSF: \$378
 Valuated Price: \$458,000
 Valuated PPSF: \$350

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.

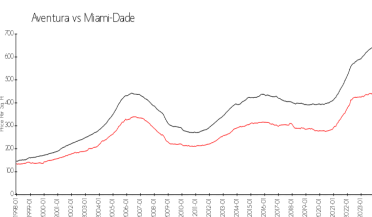
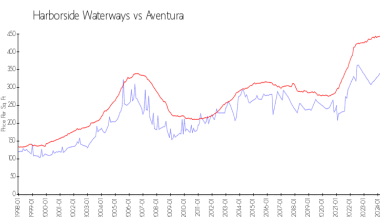
Building Information

Number of units: 181
 Number of active listings for rent: 1
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
706	1,870 sq ft	Apr 2024	\$625,000	\$334
1001	1,700 sq ft	Apr 2024	\$575,000	\$338
1706	1,870 sq ft	Apr 2024	\$628,000	\$336
1605	1,870 sq ft	Jan 2024	\$610,000	\$326
405	1,870 sq ft	Oct 2023	\$524,000	\$280

Market Information



Harborside Waterways:	\$344/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Harborside Waterways	2%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Harborside Waterways	83 days
Aventura	87 days
Miami-Dade	81 days

