

# Unit 607 - Harborside Waterways

607 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11508843  
 Status: Active  
 Size: 1,430 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Other Parking  
 View:  
 List Price: \$539,000  
 List PPSF: \$377  
 Valuated Price: \$480,000  
 Valuated PPSF: \$336

*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.*

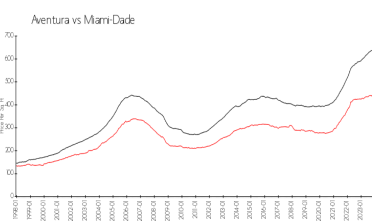
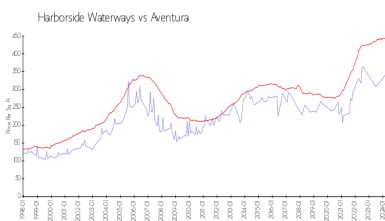
## Building Information

Number of units: 181  
 Number of active listings for rent: 1  
 Number of active listings for sale: 5  
 Building inventory for sale: 2%  
 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:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Harborside Waterways: 3%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

Harborside Waterways: 83 days  
 Aventura: 89 days  
 Miami-Dade: 81 days

