

Unit 304 - 2 - Harbor Towers

304 - 2 - 3598 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11542621
 Status: Active
 Size: 1,460 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$585,000
 List PPSF: \$401
 Valuated Price: \$508,000
 Valuated PPSF: \$348

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: 9
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

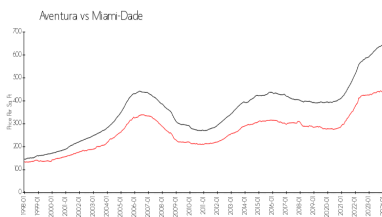
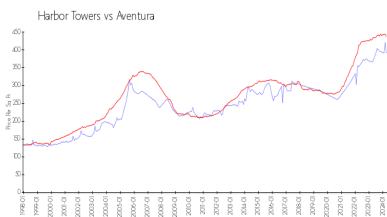
Building Association Information

Harbour Towers Condominium
 (305) 935-5604

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
702	1,820 sq ft	Apr 2024	\$680,000	\$374
702	1,820 sq ft	Mar 2024	\$740,000	\$407
504	1,460 sq ft	Feb 2024	\$515,000	\$353
804	1,460 sq ft	Feb 2024	\$535,777	\$367
504	1,460 sq ft	Oct 2023	\$525,000	\$360

Market Information



Harbor Towers: \$392/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Harbor Towers 6%
 Aventura 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Harbor Towers
Aventura
Miami-Dade

143 days
89 days
81 days