

# Unit 1805 - Harborside Waterways

1805 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

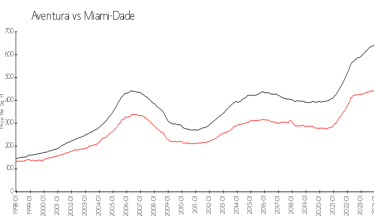
MLS Number: A11564641  
 Status: Active  
 Size: 1,870 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View: Canal,Ocean View,Water View  
 Rental Price: \$5,700  
 List PPSF: \$3  
 Valuated Price: \$778,000  
 Valuated PPSF: \$416

*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

## 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

