

# Unit 504 - Harborside Waterways

504 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

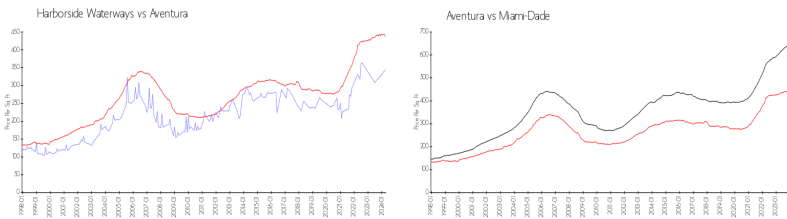
MLS Number:	A11481782
Status:	Active
Size:	1,310 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Parking Garage
View:	
Rental Price:	\$3,820
List PPSF:	\$3
Valuated Price:	\$436,000
Valuated PPSF:	\$333

*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:	\$695/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

