

Unit 1806 - Harborside Waterways

1806 - 3640 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11912513
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$649,900
List PPSF:	\$348
Valuated Price:	\$657,000
Valuated PPSF:	\$351

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.

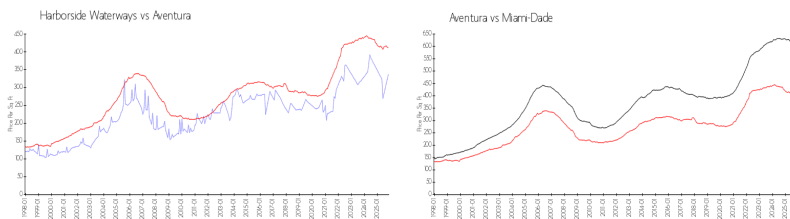
Building Information

Number of units:	181
Number of active listings for rent:	1
Number of active listings for sale:	6
Building inventory for sale:	3%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1601	1,700 sq ft	Dec 2025	\$540,000	\$318
203	1,310 sq ft	Dec 2025	\$400,000	\$305
607	1,430 sq ft	Dec 2025	\$350,000	\$245
502	1,430 sq ft	Nov 2025	\$395,000	\$276
1603	1,310 sq ft	Jun 2025	\$400,000	\$305

Market Information



Harborside Waterways:	\$336/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Harborside Waterways	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Harborside Waterways	102 days
Aventura	98 days
Miami-Dade	77 days

