

# Unit 3108 - North Tower @ the Point

3108 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11445359  
 Status: Active  
 Size: 1,870 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 2  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,250,000  
 List PPSF: \$668  
 Valuated Price: \$774,000  
 Valuated PPSF: \$414

*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: 287  
 Number of active listings for rent: 2  
 Number of active listings for sale: 24  
 Building inventory for sale: 8%  
 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

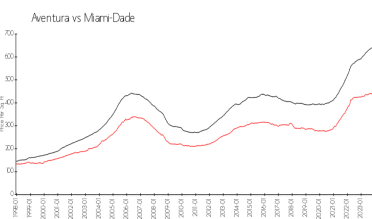
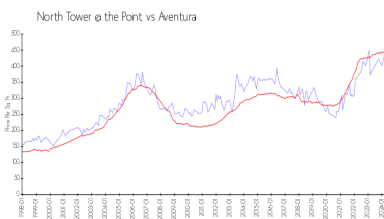
## Building Association Information

North Tower At The Point Condominium Association Inc  
 (305) 933-5456

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,870 sq ft	Mar 2024	\$825,000	\$441
2702	1,870 sq ft	Mar 2024	\$950,000	\$508
2708	1,870 sq ft	Mar 2024	\$750,000	\$401
2203	1,870 sq ft	Jan 2024	\$730,000	\$390
1703	1,870 sq ft	Oct 2023	\$730,000	\$390

## Market Information



North Tower @ the Point: \$382/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

North Tower @ the Point: 8%  
 Aventura: 4%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

North Tower @ the Point	86 days
Aventura	87 days
Miami-Dade	81 days