

# Unit 21305 NE 38th Ave # 56 - Courtyards at the Point

21305 NE 38th Ave # 56 - 3701 NE 214 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11497501  
 Status: Active  
 Size: 3,200 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Fee Simple Garage, Guest Parking  
 View:  
 List Price: \$2,395,000  
 List PPSF: \$748  
 Valuated Price: \$1,958,000  
 Valuated PPSF: \$612

*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: 60  
 Number of active listings for rent: 0  
 Number of active listings for sale: 3  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

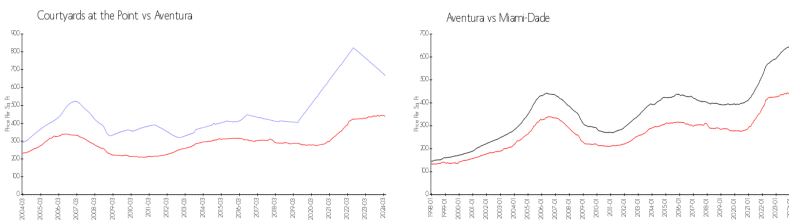
## Building Association Information

Courtyards at The Point  
 Aventura Association  
 21125 Yacht Club Drive  
 Aventura, FL 33180  
 Phone: (305) 466-8379

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
16	3,200 sq ft	Apr 2024	\$1,750,000	\$547

## Market Information



Courtyards at the Point:	\$666/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Courtyards at the Point: 5%  
 Aventura: 4%  
 Miami-Dade: 3%



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

Courtyards at the Point	224 days
Aventura	87 days
Miami-Dade	81 days