

Unit 708 - North Tower @ the Point

708 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

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|-----------------|------------------------------------------------|
| MLS Number: | A11514567 |
| Status: | Expired |
| Size: | 1,870 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Covered Parking,Valet Parking |
| View: | |
| List Price: | \$749,000 |
| List PPSF: | \$401 |
| Valuated Price: | \$607,000 |
| Valuated PPSF: | \$325 |

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: | 23 |
| 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 |

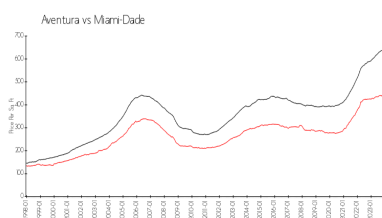
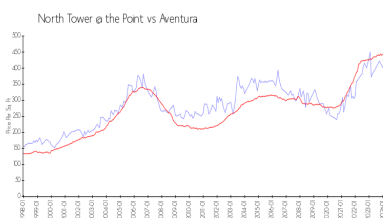
Building Association Information

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: | \$380/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| North Tower @ the Point | 8% |
| Aventura | 5% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| North Tower @ the Point | 86 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |