

Unit 1604 - South Tower @ the Point

1604 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11517811
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$765,000
List PPSF:	\$508
Valuated Price:	\$632,000
Valuated PPSF:	\$420

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:	288
Number of active listings for rent:	2
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

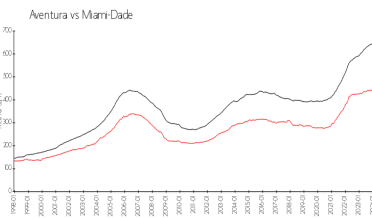
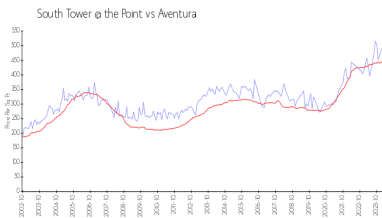
Building Association Information

South Tower At The Point Condominium Association Inc
(305) 936-1555

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
710	1,696 sq ft	Apr 2024	\$749,000	\$442
706	1,775 sq ft	Mar 2024	\$872,000	\$491
902	1,865 sq ft	Feb 2024	\$770,000	\$413
2104	1,505 sq ft	Nov 2023	\$708,000	\$470
2401	1,696 sq ft	Nov 2023	\$820,000	\$483

Market Information



South Tower @ the Point:	\$445/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

South Tower @ the Point	5%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



South Tower @ the Point
Aventura
Miami-Dade

85 days
87 days
81 days