

# Unit 407 - North Tower @ the Point

407 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11521701
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Other Parking, Valet Parking
View:	
List Price:	\$789,000
List PPSF:	\$523
Valuated Price:	\$469,000
Valuated PPSF:	\$311

*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

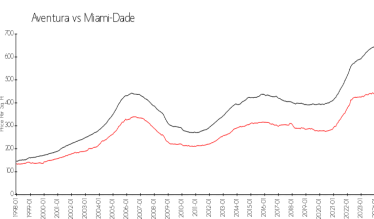
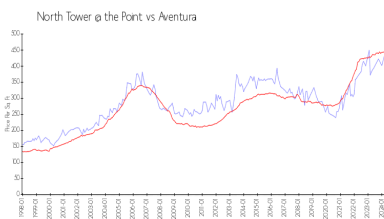
## Building Association Information

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  
Aventura  
Miami-Dade

86 days  
87 days  
81 days