

# Unit 308 - North Tower @ the Point

308 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11526671
Status:	Active
Size:	2,940 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$900,000
List PPSF:	\$306
Valuated Price:	\$917,000
Valuated PPSF:	\$312

*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

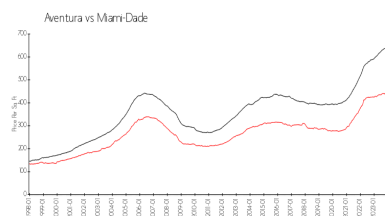
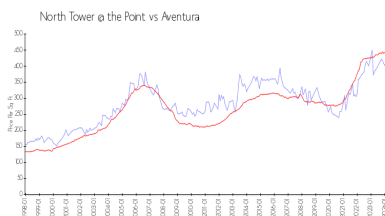
## Building Association Information

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