

# Unit 2204 - South Tower @ the Point

2204 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11533737
Status:	Active
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$830,000
List PPSF:	\$551
Valuated Price:	\$671,000
Valuated PPSF:	\$446

*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

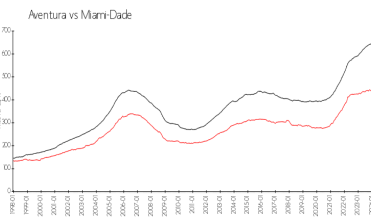
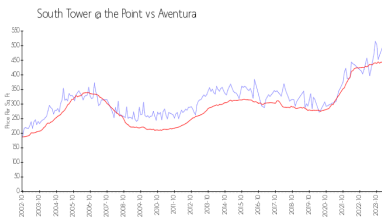
## Building Association Information

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