

# Unit 2907 - North Tower @ the Point

2907 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11544568  
 Status: Active  
 Size: 1,510 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$650,000  
 List PPSF: \$430  
 Valuated Price: \$601,000  
 Valuated PPSF: \$398

*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

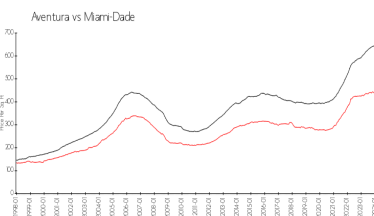
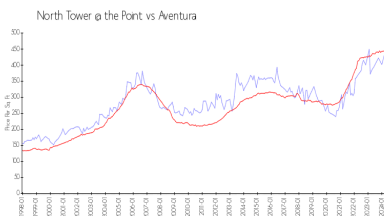
## Building Association Information

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 | 86 days |
| Aventura                | 87 days |
| Miami-Dade              | 81 days |