

Unit 2104 - South Tower @ the Point

2104 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11545931
 Status: Active
 Size: 1,505 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$765,000
 List PPSF: \$508
 Valuated Price: \$664,000
 Valuated PPSF: \$441

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

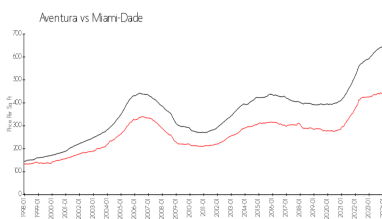
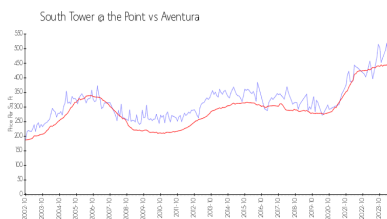
Building Association Information

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

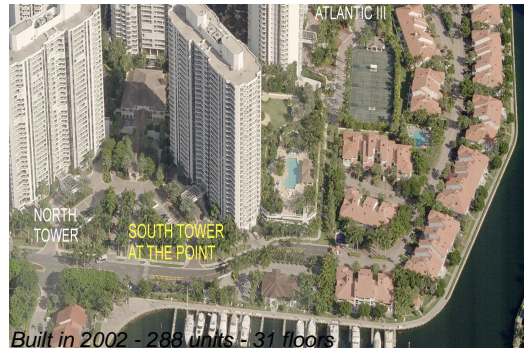
Market Information



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	85 days
Aventura	87 days
Miami-Dade	81 days