

Unit 3209 - North Tower @ the Point

3209 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11563858
 Status: Active
 Size: 1,870 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Parking-Under Building
 View:
 List Price: \$980,000
 List PPSF: \$524
 Valuated Price: \$897,000
 Valuated PPSF: \$480

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

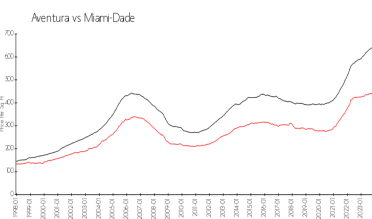
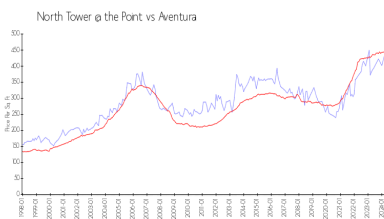
Building Association Information

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