

Unit 3204 - North Tower @ the Point

3204 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11574699
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$599,000
List PPSF:	\$397
Valuated Price:	\$629,000
Valuated PPSF:	\$417

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:	14
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

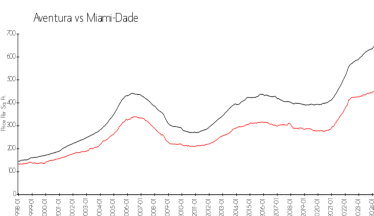
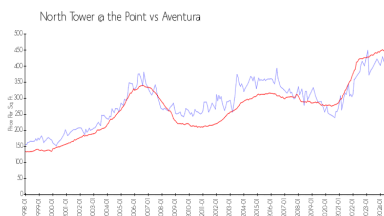
Building Association Information

North Tower At The Point Condominium Association Inc
(305) 933-5456

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
708	1,870 sq ft	Sep 2024	\$645,000	\$345
2408	1,870 sq ft	Sep 2024	\$720,000	\$385
505	1,870 sq ft	Aug 2024	\$625,000	\$334
301	620 sq ft	May 2024	\$205,000	\$331
1608	1,870 sq ft	Apr 2024	\$730,000	\$390

Market Information



North Tower @ the Point:	\$388/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

North Tower @ the Point	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

North Tower @ the Point	74 days
Aventura	99 days
Miami-Dade	85 days

