

# 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:	\$620,000
List PPSF:	\$411
Valuated Price:	\$571,000
Valuated PPSF:	\$378

*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:	22
Building inventory for sale:	7%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

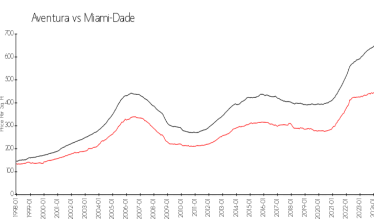
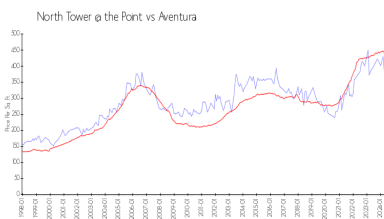
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
301	620 sq ft	May 2024	\$205,000	\$331
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

## Market Information



North Tower @ the Point:	\$352/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/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  
Aventura  
Miami-Dade

85 days  
91 days  
82 days