

# Unit 703 - North Tower @ the Point

703 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11580470
Status:	Pending
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
Rental Price:	\$4,900
List PPSF:	\$3
Valuated Price:	\$552,000
Valuated PPSF:	\$295

*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.*

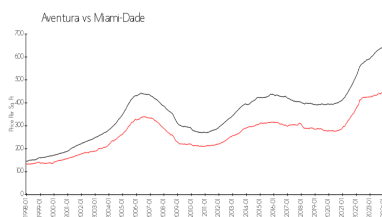
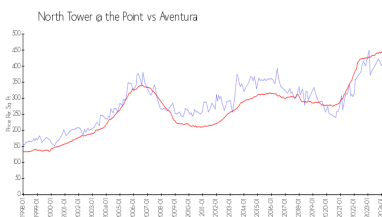
## Building Information

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:	8
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

## 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	85 days
Aventura	92 days
Miami-Dade	82 days

