

# Unit 1107 - North Tower @ the Point

1107 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11581073  
 Status: Active  
 Size: 1,510 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space  
 View: Other View  
 Rental Price: \$4,200  
 List PPSF: \$3  
 Valuated Price: \$463,000  
 Valuated PPSF: \$307

*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.*

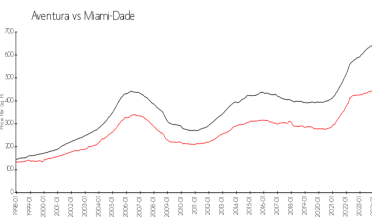
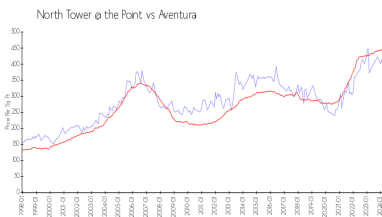
## Building Information

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

## 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	91 days
Miami-Dade	82 days

