

# Unit 510 - South Tower @ the Point

510 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11597937  
 Status: Active  
 Size: 1,696 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking  
 View:  
 List Price: \$749,000  
 List PPSF: \$442  
 Valuated Price: \$745,000  
 Valuated PPSF: \$439

*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: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 2

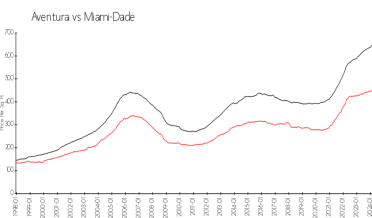
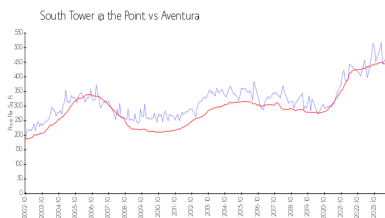
## Building Association Information

South Tower At The Point Condominium Association Inc  
 (305) 936-1555

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1503	1,865 sq ft	Jul 2024	\$810,000	\$434
2602	1,865 sq ft	Jun 2024	\$1,015,000	\$544
2910	1,696 sq ft	Apr 2024	\$826,625	\$487
710	1,696 sq ft	Apr 2024	\$749,000	\$442
706	1,775 sq ft	Mar 2024	\$872,000	\$491

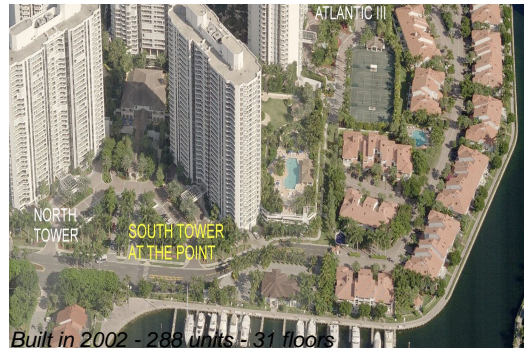
## Market Information



South Tower @ the Point: \$452/sq. ft.  
 Aventura: \$439/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

South Tower @ the Point: 3%  
 Aventura: 5%  
 Miami-Dade: 4%



**Avg. Time to Close Over Last 12 Months**

South Tower @ the Point	98 days
Aventura	97 days
Miami-Dade	84 days