

# Unit 1607 - North Tower @ the Point

1607 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11598602  
 Status: Active  
 Size: 1,510 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Covered Parking  
 View: Lake  
 Rental Price: \$4,300  
 List PPSF: \$3  
 Valuated Price: \$487,000  
 Valuated PPSF: \$323

*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.*

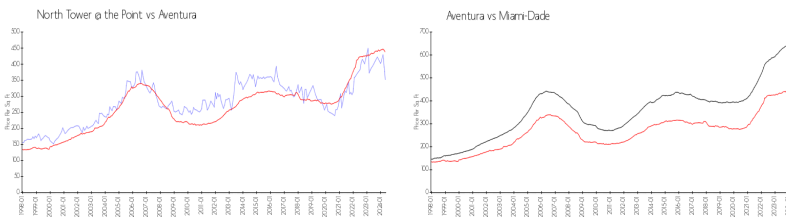
## Building Information

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

