

Unit 2204 - South Tower @ the Point

2204 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11624128
Status:	Pending
Size:	1,505 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$720,000
List PPSF:	\$478
Valuated Price:	\$677,000
Valuated PPSF:	\$450

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:	12
Building inventory for sale:	4%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

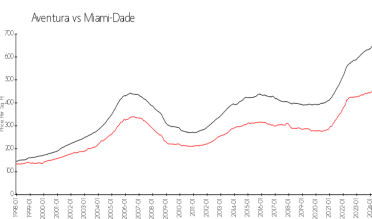
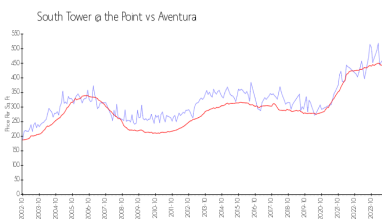
Building Association Information

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:	\$449/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

South Tower @ the Point	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



South Tower @ the Point
Aventura
Miami-Dade

98 days
98 days
84 days