

# Unit 607 - South Tower @ the Point

607 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11625719  
 Status: Active  
 Size: 1,505 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station  
 View:  
 List Price: \$799,000  
 List PPSF: \$531  
 Valuated Price: \$577,000  
 Valuated PPSF: \$383

*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: 15  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

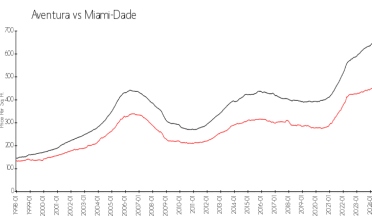
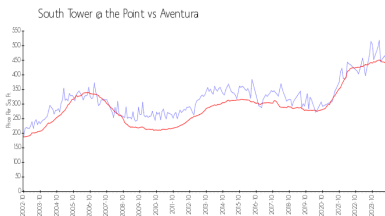
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2406	1,775 sq ft	Sep 2024	\$800,000	\$451
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

## Market Information



South Tower @ the Point: \$449/sq. ft.  
 Aventura: \$438/sq. ft.  
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 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: 130 days  
 Aventura: 99 days



