

# Unit 2107 - South Tower @ the Point

2107 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11638328  
 Status: Active  
 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: \$670,000  
 Valuated PPSF: \$445

*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

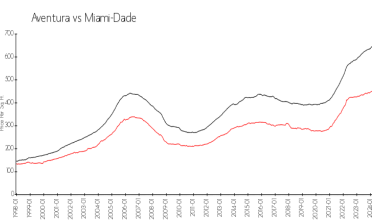
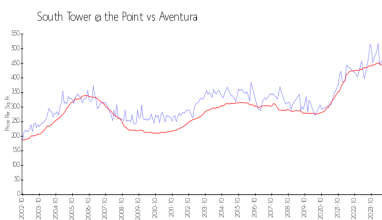
## Building Association Information

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.  
 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  
 Miami-Dade: 84 days

