

Unit 2804 - South Tower @ the Point

2804 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11641691
 Status: Active
 Size: 1,505 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking
 View:
 List Price: \$725,000
 List PPSF: \$482
 Valuated Price: \$718,000
 Valuated PPSF: \$477

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

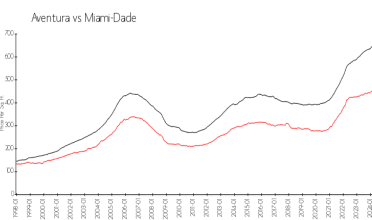
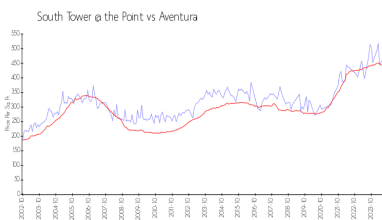
Building Association Information

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

