

# Unit 3101 - South Tower @ the Point

3101 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11653231  
 Status: Active  
 Size: 1,696 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking, Valet Parking  
 View: Intracoastal View, Ocean View, Water View  
 Rental Price: \$6,300  
 List PPSF: \$4  
 Valuated Price: \$875,000  
 Valuated PPSF: \$516

*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.*

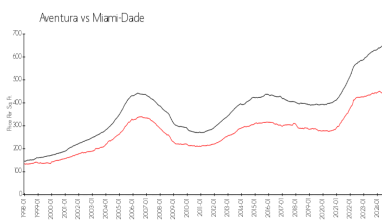
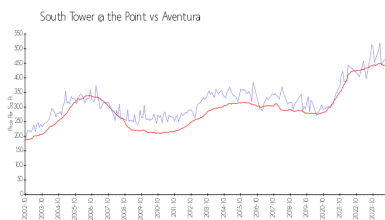
## Building Information

Number of units: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 14  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 10  
 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

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| South Tower @ the Point: | \$429/sq. ft. | Aventura:   | \$434/sq. ft. |
| Aventura:                | \$434/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## Inventory for Sale

South Tower @ the Point: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

South Tower @ the Point: 167 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

