

Unit 304 - North Tower @ the Point

304 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11658662
 Status: Active
 Size: 1,510 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$582,000
 List PPSF: \$385
 Valuated Price: \$477,000
 Valuated PPSF: \$316

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: 287
 Number of active listings for rent: 2
 Number of active listings for sale: 15
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 4

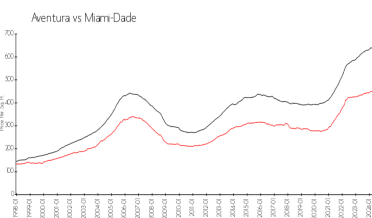
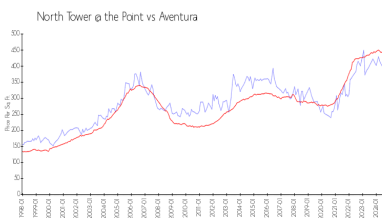
Building Association Information

North Tower At The Point Condominium Association Inc
 (305) 933-5456

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 1004 | 1,510 sq ft | Nov 2024 | \$590,000 | \$391 |
| 708 | 1,870 sq ft | Sep 2024 | \$645,000 | \$345 |
| 2408 | 1,870 sq ft | Sep 2024 | \$720,000 | \$385 |
| 505 | 1,870 sq ft | Aug 2024 | \$625,000 | \$334 |
| 301 | 620 sq ft | May 2024 | \$205,000 | \$331 |

Market Information



North Tower @ the Point: \$392/sq. ft.
 Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

North Tower @ the Point: 105 days
 Aventura: 101 days
 Miami-Dade: 86 days

