

Unit 2303 - North Tower @ the Point

2303 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11696429
 Status: Active
 Size: 1,870 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View: Intracoastal View
 Rental Price: \$5,400
 List PPSF: \$3
 Valuated Price: \$720,000
 Valuated PPSF: \$385

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.

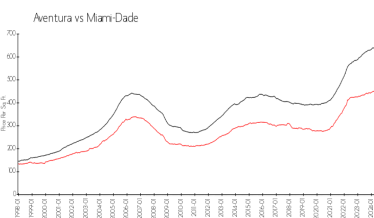
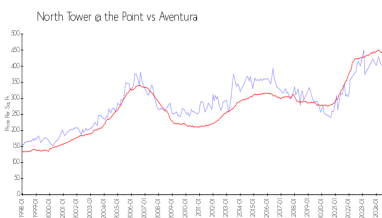
Building Information

Number of units: 287
 Number of active listings for rent: 2
 Number of active listings for sale: 14
 Building inventory for sale: 4%
 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

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

