

# Unit 509 - South Tower @ the Point

509 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11699533  
 Status: Active  
 Size: 1,865 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking, Valet Parking  
 View: Pool Area View  
 Rental Price: \$5,500  
 List PPSF: \$3  
 Valuated Price: \$642,000  
 Valuated PPSF: \$344

*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.*

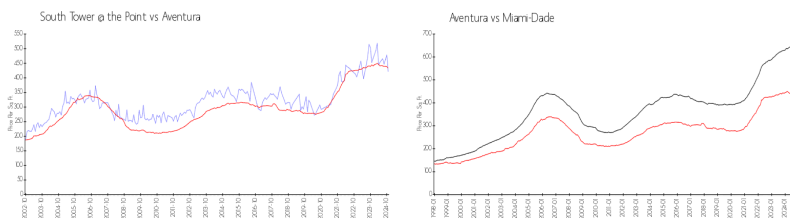
## Building Information

Number of units: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

South Tower At The Point Condominium Association Inc  
 (305) 936-1555

## Market Information



South Tower @ the Point:	\$420/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/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: 180 days  
 Aventura: 105 days  
 Miami-Dade: 88 days

