

# Unit 1603 - South Tower @ the Point

1603 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11831920  
 Status: Active  
 Size: 1,865 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces:  
 View: Water View  
 Rental Price: \$6,700  
 List PPSF: \$4  
 Valuated Price: \$792,000  
 Valuated PPSF: \$425

*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

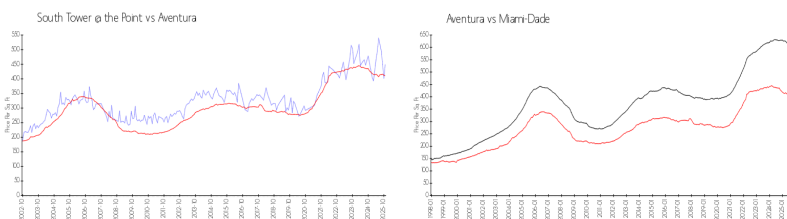
Number of units: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 10  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

## Building Association Information

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

<https://>

## Market Information



South Tower @ the Point:	\$450/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

South Tower @ the Point: 3%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

South Tower @ the Point: 106 days  
 Aventura: 98 days  
 Miami-Dade: 77 days

