

Unit 1603 - South Tower @ the Point

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

Unit Information

MLS Number:	A11878227
Status:	Active
Size:	1,865 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$950,000
List PPSF:	\$509
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

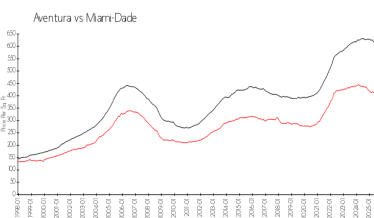
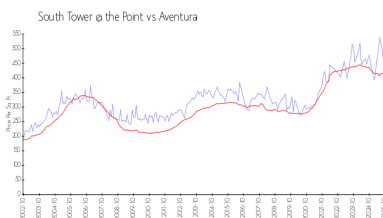
South Tower At The Point Condominium Association Inc
(305) 936-1555

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3101	1,696 sq ft	Oct 2025	\$885,000	\$522
2703	1,865 sq ft	Oct 2025	\$729,000	\$391
2203	1,865 sq ft	Aug 2025	\$945,000	\$507
502	1,865 sq ft	Aug 2025	\$725,000	\$389
607	1,505 sq ft	Jun 2025	\$735,000	\$488
2707	1,505 sq ft	Jun 2025	\$800,000	\$532

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
Aventura
Miami-Dade

106 days
98 days
77 days