

# Unit 2204 - North Tower @ the Point

2204 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11906147    |
| Status:         | Active       |
| Size:           | 1,510 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 0            |
| Parking Spaces: | 1 Space      |
| View:           |              |
| List Price:     | \$845,900    |
| List PPSF:      | \$560        |
| Valuated Price: | \$552,000    |
| Valuated PPSF:  | \$366        |

*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:      | 10  |
| Building inventory for sale:             | 3%  |
| Number of sales over the last 12 months: | 7   |
| Number of sales over the last 6 months:  | 3   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

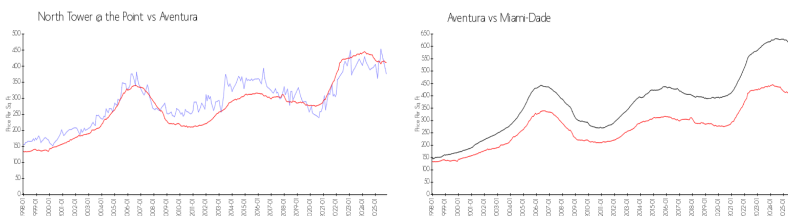
North Tower At The Point Condominium Association Inc  
(305) 933-5456

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1410   | 1,700 sq ft | Sep 2025     | \$550,000  | \$324 |
| 1809   | 1,870 sq ft | Sep 2025     | \$759,000  | \$406 |
| 2002   | 1,870 sq ft | Jun 2025     | \$848,000  | \$453 |
| 2703   | 1,870 sq ft | May 2025     | \$788,000  | \$421 |
| 1109   | 1,870 sq ft | Mar 2025     | \$650,000  | \$348 |
| 2001   | 1,700 sq ft | Mar 2025     | \$712,000  | \$419 |

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| North Tower @ the Point: | \$376/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| North Tower @ the Point | 3% |
| Aventura                | 6% |
| Miami-Dade              | 4% |

## Avg. Time to Close Over Last 12 Months



North Tower @ the Point  
Aventura  
Miami-Dade

119 days  
98 days  
77 days