

Unit 304 - North Tower @ the Point

304 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11932466
Status:	Active
Size:	1,510 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$575,000
List PPSF:	\$381
Valuated Price:	\$457,000
Valuated PPSF:	\$303

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

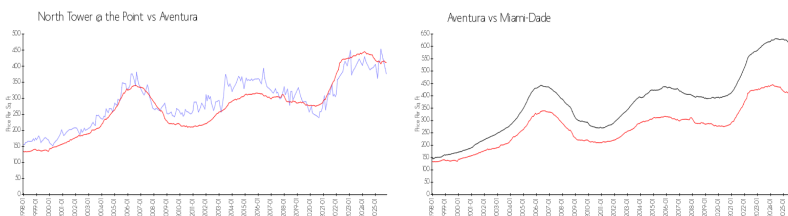
North Tower At The Point Condominium Association Inc
(305) 933-5456

<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	119 days
Aventura	98 days
Miami-Dade	77 days