

Unit 1108 - North Tower @ the Point

1108 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

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|-----------------|---------------------------------------|
| MLS Number: | RX-11020026 |
| Status: | Pending |
| Size: | 1,870 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | Garage - Detached,Valet Parking Avlbl |
| View: | Intracoastal |
| Rental Price: | \$4,100 |
| List PPSF: | \$2 |
| Valuated Price: | \$658,000 |
| Valuated PPSF: | \$352 |

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.

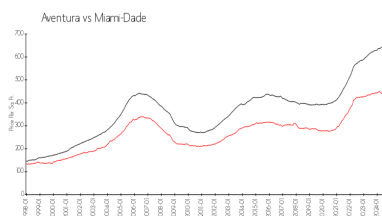
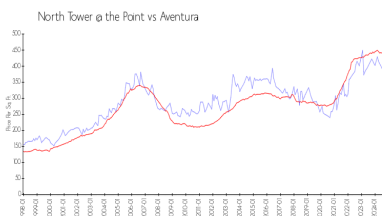
Building Information

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|--|-----|
| Number of units: | 287 |
| Number of active listings for rent: | 2 |
| Number of active listings for sale: | 14 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

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

Market Information



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|--------------------------|---------------|-------------|---------------|
| North Tower @ the Point: | \$396/sq. ft. | Aventura: | \$433/sq. ft. |
| Aventura: | \$433/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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|-------------------------|----|
| North Tower @ the Point | 5% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

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|-------------------------|----------|
| North Tower @ the Point | 112 days |
| Aventura | 107 days |
| Miami-Dade | 89 days |

