

Unit 2409 - North Tower @ the Point

2409 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11469284
Status:	Expired
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
Rental Price:	\$5,400
List PPSF:	\$3
Valuated Price:	\$823,000
Valuated PPSF:	\$440

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.

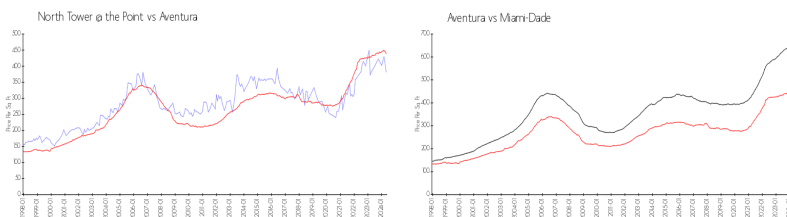
Building Information

Number of units:	287
Number of active listings for rent:	2
Number of active listings for sale:	22
Building inventory for sale:	7%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

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

Market Information



North Tower @ the Point:	\$380/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

Inventory for Sale

North Tower @ the Point	8%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

North Tower @ the Point	86 days
Aventura	89 days
Miami-Dade	81 days

