

Unit 2409 - North Tower @ the Point

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

Unit Information

MLS Number: A11469284
 Status: Active
 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: \$825,000
 Valuated PPSF: \$441

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.

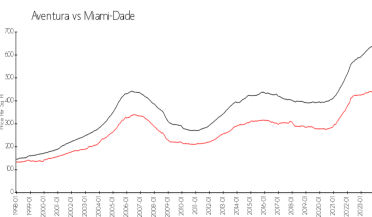
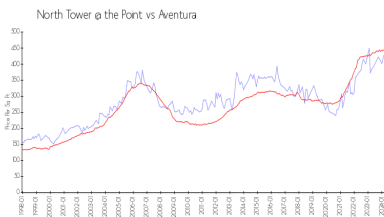
Building Information

Number of units: 287
 Number of active listings for rent: 2
 Number of active listings for sale: 23
 Building inventory for sale: 8%
 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:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/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

