

# Unit 1602 - South Tower @ the Point

1602 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11552822  
 Status: Active  
 Size: 1,865 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,080,000  
 List PPSF: \$579  
 Valuated Price: \$744,000  
 Valuated PPSF: \$399

*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: 288  
 Number of active listings for rent: 2  
 Number of active listings for sale: 13  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

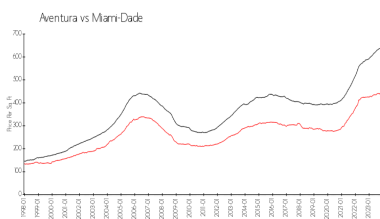
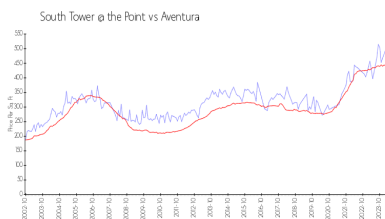
## Building Association Information

South Tower At The Point Condominium Association Inc  
 (305) 936-1555

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
710	1,696 sq ft	Apr 2024	\$749,000	\$442
706	1,775 sq ft	Mar 2024	\$872,000	\$491
902	1,865 sq ft	Feb 2024	\$770,000	\$413
2104	1,505 sq ft	Nov 2023	\$708,000	\$470
2401	1,696 sq ft	Nov 2023	\$820,000	\$483

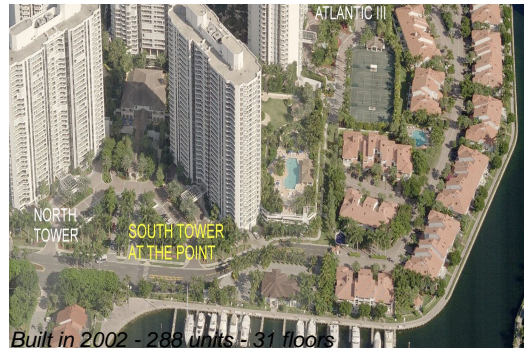
## Market Information



South Tower @ the Point: \$445/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

South Tower @ the Point: 5%  
 Aventura: 5%  
 Miami-Dade: 3%



## **Avg. Time to Close Over Last 12 Months**

South Tower @ the Point	85 days
Aventura	89 days
Miami-Dade	81 days