

# Unit 606 - South Tower @ the Point

606 - 21055 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | A11574326                              |
| Status:         | Active                                 |
| Size:           | 1,775 Sq ft.                           |
| Bedrooms:       | 3                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: |  |
| Parking Spaces: | 1 Space,Assigned Parking,Valet Parking |
| View:           |  |
| List Price:     | \$995,000                              |
| List PPSF:      | \$561                                  |
| Valuated Price: | \$742,000                              |
| Valuated PPSF:  | \$418                                  |

*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   |

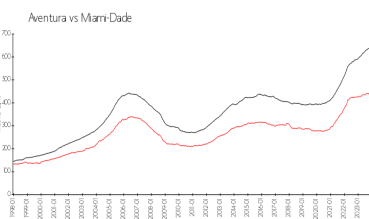
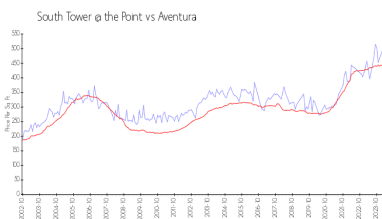
## Building Association Information

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

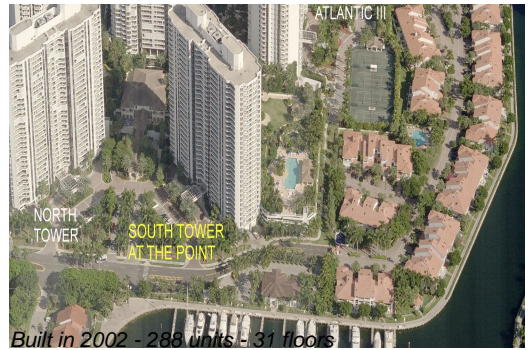


|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| South Tower @ the Point: | \$445/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:                | \$437/sq. ft. | Miami-Dade: | \$694/sq. ft. |

## 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  
Aventura  
Miami-Dade

85 days  
89 days  
81 days