

Unit 1706 - North Tower @ the Point

1706 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10416290
 Status: Active
 Size: 1,780 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View: Bay,Intracoastal View,Ocean View
 List Price: \$774,900
 List PPSF: \$435
 Valuated Price: \$657,000
 Valuated PPSF: \$369

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: 24
 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

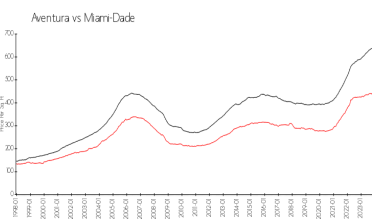
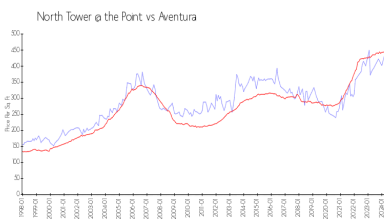
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2205	1,870 sq ft	Mar 2024	\$825,000	\$441
2702	1,870 sq ft	Mar 2024	\$950,000	\$508
2708	1,870 sq ft	Mar 2024	\$750,000	\$401
2203	1,870 sq ft	Jan 2024	\$730,000	\$390
1703	1,870 sq ft	Oct 2023	\$730,000	\$390

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