

# Unit 3209 - North Tower @ the Point

3209 - 21205 Yacht Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11563858
Status:	Active
Size:	1,870 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Parking-Under Building
View:	
List Price:	\$820,000
List PPSF:	\$439
Valuated Price:	\$883,000
Valuated PPSF:	\$472

*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:	9
Building inventory for sale:	3%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

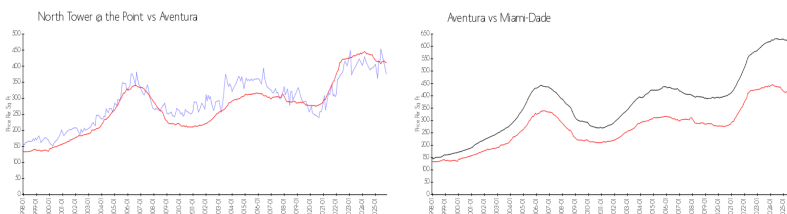
North Tower At The Point Condominium Association Inc  
(305) 933-5456

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1410	1,700 sq ft	Sep 2025	\$550,000	\$324
1809	1,870 sq ft	Sep 2025	\$759,000	\$406
2002	1,870 sq ft	Jun 2025	\$848,000	\$453
2703	1,870 sq ft	May 2025	\$788,000	\$421
1109	1,870 sq ft	Mar 2025	\$650,000	\$348
2001	1,700 sq ft	Mar 2025	\$712,000	\$419

## Market Information



North Tower @ the Point:	\$376/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

North Tower @ the Point	3%
Aventura	6%
Miami-Dade	4%



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

North Tower @ the Point	123 days
Aventura	98 days
Miami-Dade	77 days