

Unit 1602 - South Tower @ the Point

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

Unit Information

MLS Number: A11909434
 Status: Active
 Size: 1,865 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$980,000
 List PPSF: \$525
 Valuated Price: \$706,000
 Valuated PPSF: \$379

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: 10
 Building inventory for sale: 3%
 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: 2

Building Association Information

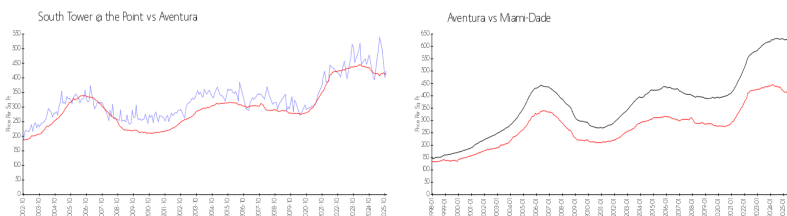
South Tower At The Point Condominium Association Inc
 (305) 936-1555

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3101	1,696 sq ft	Oct 2025	\$885,000	\$522
2703	1,865 sq ft	Oct 2025	\$729,000	\$391
2203	1,865 sq ft	Aug 2025	\$945,000	\$507
502	1,865 sq ft	Aug 2025	\$725,000	\$389
607	1,505 sq ft	Jun 2025	\$735,000	\$488
2707	1,505 sq ft	Jun 2025	\$800,000	\$532

Market Information



South Tower @ the Point:	\$423/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

South Tower @ the Point	106 days
Aventura	98 days
Miami-Dade	77 days