

# Market Report

July, 2020



## North Tower at Point

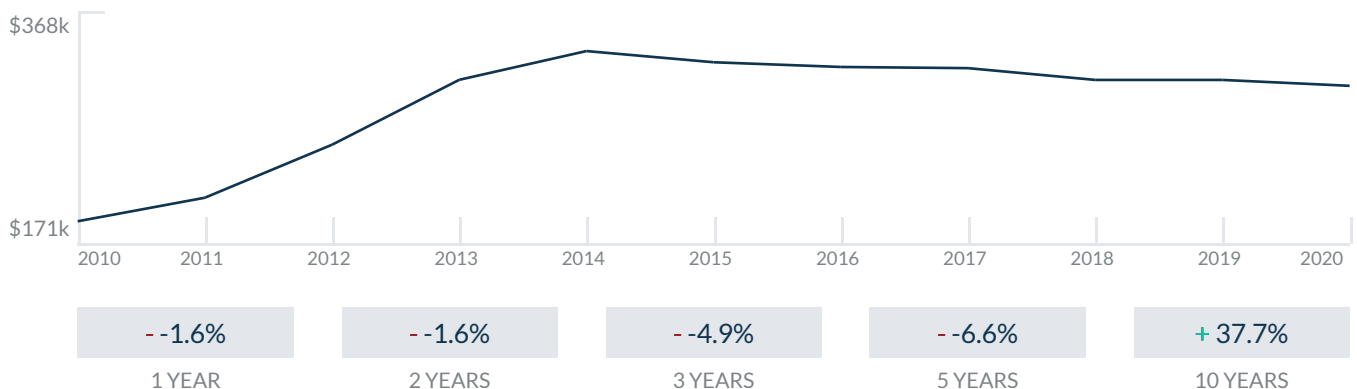
21205 Yacht Club Dr  
Aventura, FL 33180

Every month we compile this comprehensive market report focus on North Tower at Point in this convenient and easy to read format. Our datas comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [northtoweratpointcondosforsale.com](http://northtoweratpointcondosforsale.com).

## Property Stats

POSTAL CODE 33180

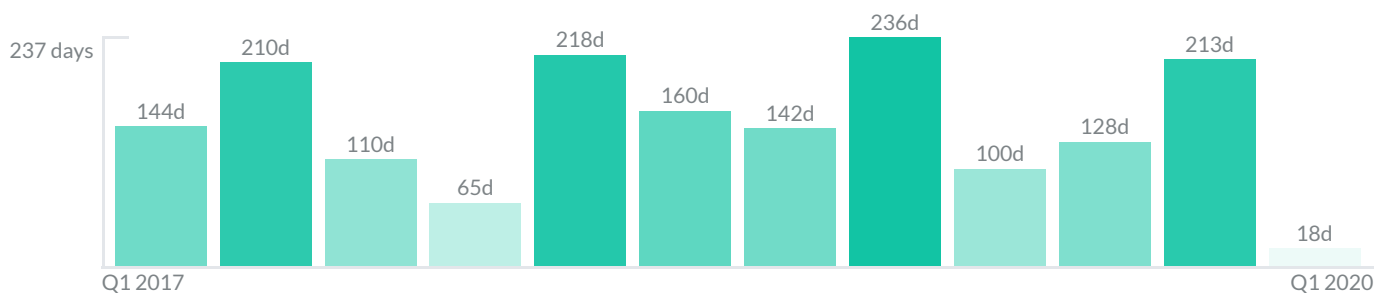
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



# Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Palmdale High School
10/10	10/10	3/10

# Insights

IN NORTH TOWER AT POINT

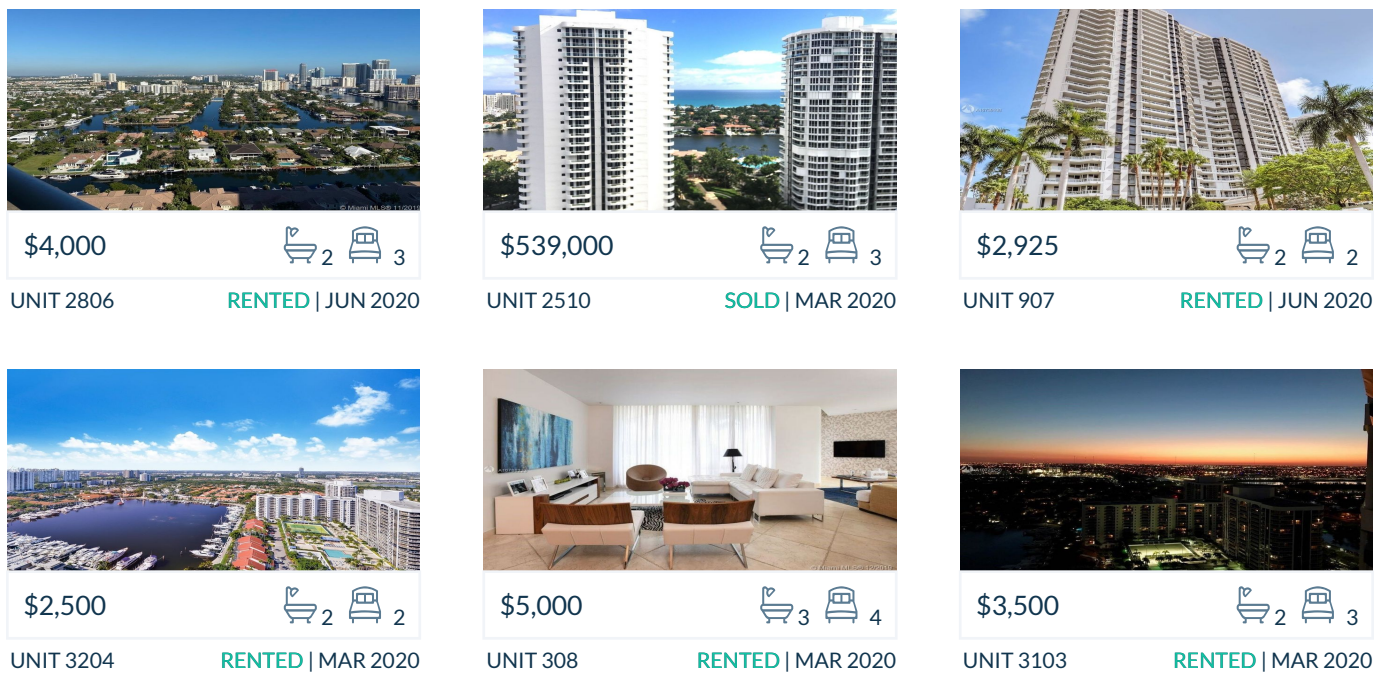
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for North Tower at Point



## Sold

LAST 20 PROPERTIES SOLD IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2510	\$539,000	3/2	\$317.1	1,700	Mar 2020	12
1406	\$499,000	3/2	\$269.7	1,850	Feb 2020	23
503	\$459,000	3/2	\$245.5	1,870	Dec 2019	337
2009	\$549,000	3/2	\$293.6	1,870	Dec 2019	88
2710	\$550,000	3/2	\$323.5	1,700	Sep 2019	133
2304	\$458,000	2/2	\$303.3	1,510	Sep 2019	123
504	\$399,000	2/2	\$264.2	1,510	Jun 2019	91
1403	\$495,000	2/2	\$264.7	1,870	Jun 2019	70
1401	\$569,000	2/2	\$334.7	1,700	Apr 2019	84
404	\$415,000	2/2	\$274.8	1,510	Apr 2019	155
1204	\$454,999	2/2	\$301.3	1,510	Mar 2019	8
1504	\$465,000	2/2	\$307.9	1,510	Mar 2019	245
1808	\$455,000	3/2	\$243.3	1,870	Feb 2019	232
1606	\$608,000	3/2	\$341.6	1,780	Feb 2019	457
3105	\$668,000	3/2	\$357.2	1,870	Sep 2018	100
2401	\$530,000	2/2	N/A	N/A	Aug 2018	2
807	\$435,000	2/2	\$288.1	1,510	Aug 2018	84
2609	\$660,000	2/2	\$352.9	1,870	Jul 2018	329
2609	\$660,000	2/2	\$352.9	1,870	Jul 2018	329
301	\$225,000	1/1	\$362.9	620	Jul 2018	7

## Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2806	\$4,000	3/2	\$2.2	1,780	Jun 2020	110
907	\$2,925	2/2	\$1.9	1,510	Mar 2020	154
3204	\$2,500	2/2	\$1.7	1,510	Mar 2020	48
308	\$5,000	4/3	\$1.7	2,940	Feb 2020	74
3103	\$3,500	3/2	\$1.9	1,870	Feb 2020	186
609	\$3,000	3/2	\$1.6	1,870	Feb 2020	243
1101	\$3,300	2/2	\$1.9	1,700	Feb 2020	30
909	\$3,200	3/2	\$1.7	1,870	Jan 2020	12
1507	\$2,795	2/2	\$1.9	1,510	Jan 2020	186
1510	\$2,950	3/2	\$1.7	1,700	Jan 2020	7
1403	\$3,190	2/2	\$1.7	1,870	Dec 2019	48
2104	\$2,800	2/2	\$1.9	1,510	Dec 2019	47
2303	\$3,600	3/2	\$1.9	1,870	Aug 2019	56
1801	\$3,350	2/2	\$2.0	1,700	Jun 2019	6
2410	\$3,500	3/2	\$2.1	1,700	Jun 2019	215
1809	\$3,600	3/2	\$1.9	1,870	Jun 2019	67
1204	\$2,790	2/2	N/A	N/A	Jun 2019	89
1005	\$3,400	3/2	\$1.8	1,870	May 2019	21
704	\$2,850	2/2	\$1.9	1,510	May 2019	213
3008	\$3,400	3/2	\$1.8	1,870	Apr 2019	293

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
308	\$750,000	4/3	\$255.1	2940	Jun 2020	JOSEPH JAME...
402	\$2,999/mth	3/2	\$1.6	1870	Feb 2020	LIAT WOOLFS...
405	\$595,000	4/3	\$253.2	2350	Jun 2020	N/A
406	\$660,000	4/3	\$280.9	2350	Jun 2020	N/A
406	\$4,500/mth	4/3	\$1.9	2350	Mar 2020	N/A
407	\$2,850/mth	2/2	\$1.9	1510	Jun 2020	FRANCISCO B...
501	\$534,990	3/2	\$314.7	1700	Feb 2020	N/A
507	\$380,000	2/2	N/A	N/A	Mar 2020	JORGE DE LA...
609	\$409,000	3/2	\$218.7	1870	Feb 2020	ROBERTA R I...
704	\$2,900/mth	2/2	\$1.9	1510	Feb 2020	CARLOS YOM...
706	\$528,900	3/2	N/A	N/A	Mar 2020	N/A
707	\$425,000	2/2	\$281.5	1510	Jun 2020	YOSEF HAKI...
807	\$525,000	2/2	\$347.7	1510	Jun 2020	ANDRES R PF...
1002	\$659,000	3/2	\$352.4	1870	Jun 2020	JONATHAN N...
1007	\$435,000	2/2	\$288.1	1510	Jun 2020	N/A
1009	\$534,900	3/2	\$286.0	1870	Jun 2020	NORBERTO J...
1106	\$500,000	3/2	\$280.9	1780	Feb 2020	N/A
1106	\$500,000	3/2	\$280.9	1780	Mar 2020	N/A
1109	\$420,000	2/2	\$224.6	1870	Feb 2020	PHOEBE MIRS...
1202	\$575,000	3/2	\$307.5	1870	Jun 2020	EDWARD SIM...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1208	\$548,000	3/2	\$293.0	1870	Jun 2020	ALESSANDRO...
1507	\$450,000	2/2	\$298.0	1510	Feb 2020	SALOMON SP...
1507	\$447,000	2/2	\$296.0	1510	Jun 2020	N/A
1509	\$584,000	2/2	\$312.3	1870	Jun 2020	ROBERT J CO...
1607	\$2,800/mth	2/2	\$1.9	1510	Jun 2020	N/A
1802	\$3,000/mth	3/2	\$1.6	1870	Jun 2020	DANIELLA HA...
1807	\$449,000	2/2	\$297.4	1510	Jun 2020	VICTORE GO...
1807	\$2,950/mth	2/2	\$2.0	1510	Jun 2020	VICTORE GO...
1901	\$693,000	3/2	\$407.6	1700	Jun 2020	BENJAMIN HI...
2202	\$3,500/mth	3/2	N/A	N/A	Jun 2020	CAMILO J GO...
2202	\$599,000	3/2	N/A	N/A	Jun 2020	CAMILO J GO...
2209	\$549,900	2/2	\$294.1	1870	Jun 2020	N/A
2306	\$585,000	3/2	\$328.7	1780	Jun 2020	MOISES & MIR...
2407	\$430,000	2/2	\$284.8	1510	Jun 2020	N/A
2410	\$569,000	3/2	\$334.7	1700	Feb 2020	LUIZ NOGUEI...
2905	\$559,000	3/2	\$298.9	1870	Feb 2020	DAVID E LESSI...
2905	\$559,000	3/2	\$298.9	1870	Jun 2020	DAVID E LESSI...
3010	\$599,000	3/2	\$352.4	1700	Jun 2020	ENRIQUE CA...
3101	\$498,000	3/2	\$292.9	1700	Jun 2020	
3104	\$428,900	2/2	N/A	N/A	Mar 2020	

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3203	\$570,000	3/2	\$304.8	1870	Feb 2020	PINES & PINE...
3203	\$548,000	3/2	\$293.0	1870	Jun 2020	PINES & PINE...
3204	\$460,000	2/2	\$304.6	1510	Dec 2019	TETYANA KAS...