



North Tower at Point

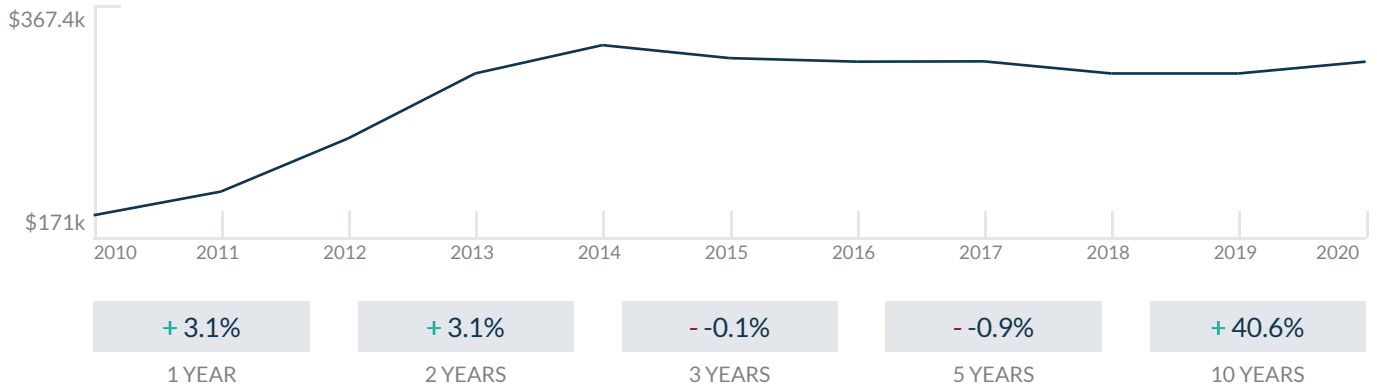
21205 Yacht Club Dr
Aventura, FL 33180

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.

Property Stats

POSTAL CODE 33180

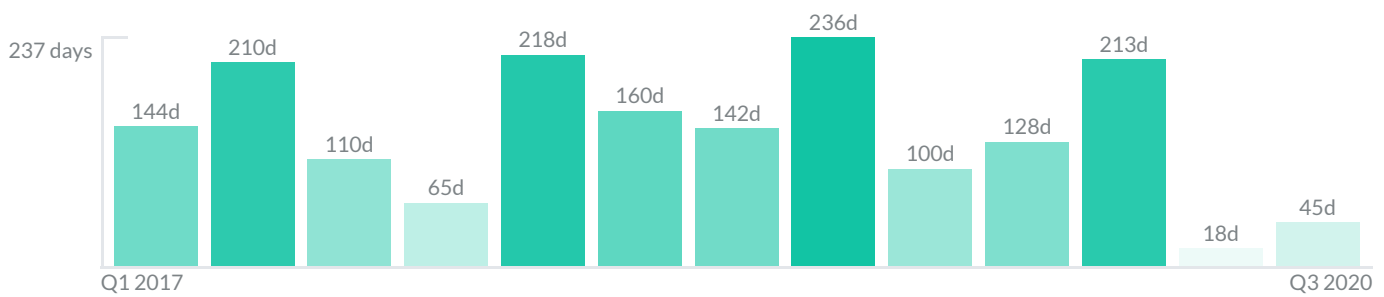
The property stats graph represents the median price evolution since ten years in your postal code area.



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

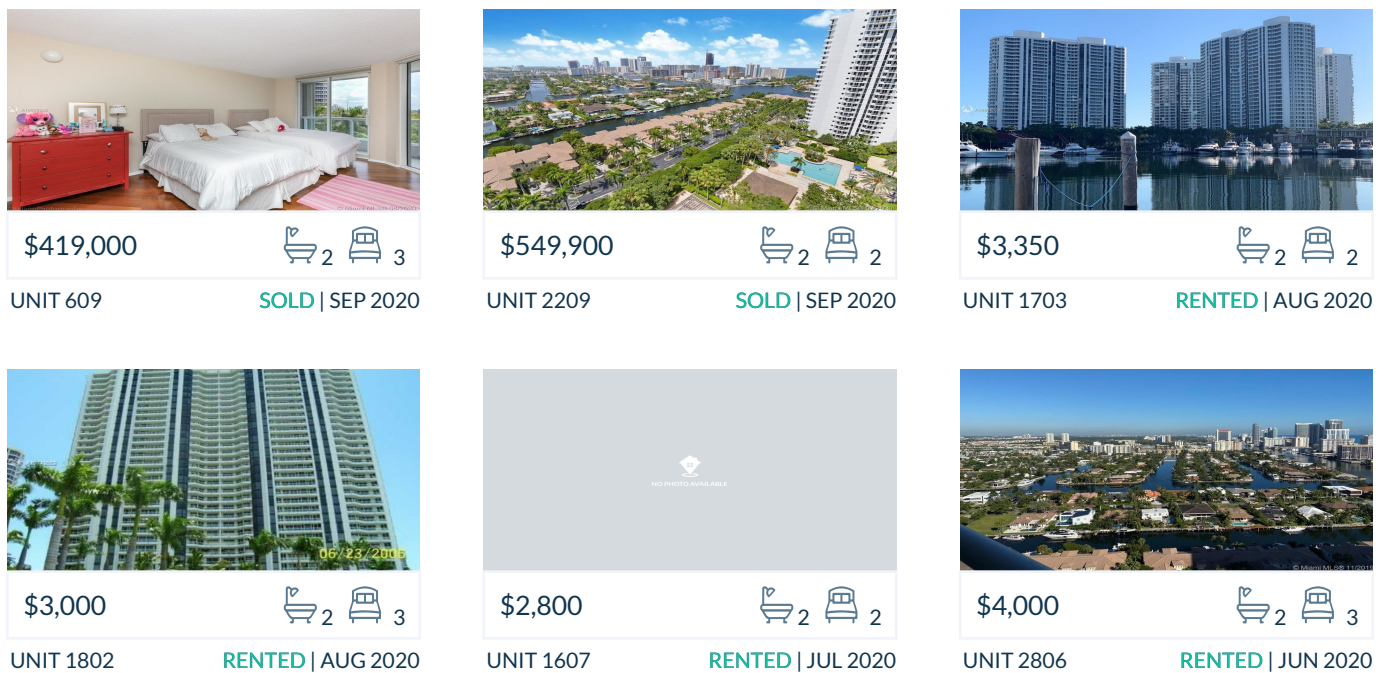
Below the average listing prices of available unit per property type.



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 |
|------|-----------|------------|---------|-------|-------------|----------------|
| 609 | \$419,000 | 3/2 | \$224.1 | 1,870 | Sep 2020 | 22 |
| 2209 | \$549,900 | 2/2 | \$294.1 | 1,870 | Aug 2020 | 68 |
| 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 |

Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|------|---------|------------|---------|-------|-------------|----------------|
| 1703 | \$3,350 | 2/2 | \$1.8 | 1,870 | Aug 2020 | 47 |
| 1802 | \$3,000 | 3/2 | \$1.6 | 1,870 | Aug 2020 | 325 |
| 1607 | \$2,800 | 2/2 | \$1.9 | 1,510 | Jun 2020 | 45 |
| 2806 | \$4,000 | 3/2 | \$2.2 | 1,780 | Jun 2020 | 110 |
| 3103 | \$3,500 | 3/2 | \$1.9 | 1,870 | Jun 2020 | 51 |
| 507 | \$2,300 | 2/2 | \$1.5 | 1,500 | Apr 2020 | 192 |
| 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 |

Currently Listed

ACTIVE LISTINGS 1/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|----------------|
| 207 | \$2,100/mth | 1/2 | \$1.6 | 1300 | Oct 2020 | RENATA CRIS... |
| 207 | \$299,000 | 1/2 | \$230.0 | 1300 | Oct 2020 | RENATA CRIS... |
| 304 | \$428,770 | 2/2 | \$284.0 | 1510 | Oct 2020 | PILAR DIAZ |
| 304 | \$2,800/mth | 2/2 | \$1.9 | 1510 | Oct 2020 | PILAR DIAZ |
| 308 | \$739,000 | 4/3 | \$251.4 | 2940 | Sep 2020 | JOSEPH JAME... |
| 405 | \$595,000 | 4/3 | \$253.2 | 2350 | Oct 2020 | N/A |
| 406 | \$660,000 | 4/3 | \$280.9 | 2350 | Sep 2020 | N/A |
| 407 | \$2,700/mth | 2/2 | \$1.8 | 1510 | Sep 2020 | FRANCISCO B... |
| 408 | \$595,000 | 3/2 | \$318.2 | 1870 | Oct 2020 | HELDER MES... |
| 706 | \$528,900 | 3/2 | N/A | N/A | Sep 2020 | N/A |
| 706 | \$528,900 | 3/2 | \$297.1 | 1780 | Sep 2020 | N/A |
| 707 | \$425,000 | 2/2 | \$281.5 | 1510 | Sep 2020 | YOSEF HAKI... |
| 707 | \$425,000 | 2/2 | \$281.5 | 1510 | Sep 2020 | YOSEF HAKI... |
| 807 | \$525,000 | 2/2 | \$347.7 | 1510 | Sep 2020 | ANDRES R PF... |
| 909 | \$524,000 | 3/2 | \$280.2 | 1870 | Oct 2020 | NATACHA SA... |
| 1002 | \$649,000 | 3/2 | \$347.1 | 1870 | Sep 2020 | JONATHAN N... |
| 1007 | \$410,000 | 2/2 | \$271.5 | 1510 | Oct 2020 | N/A |
| 1009 | \$534,900 | 3/2 | \$286.0 | 1870 | Sep 2020 | NORBERTO J... |
| 1108 | \$3,350/mth | 3/2 | \$1.8 | 1870 | Sep 2020 | |
| 1202 | \$575,000 | 3/2 | \$307.5 | 1870 | Oct 2020 | EDWARD SIM... |

Currently Listed

ACTIVE LISTINGS 2/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-----------------|
| 1204 | \$2,950/mth | 2/2 | \$2.0 | 1505 | Oct 2020 | N/A |
| 1208 | \$548,000 | 3/2 | \$293.0 | 1870 | Sep 2020 | ALESSANDRO... |
| 1210 | \$2,950/mth | 3/2 | \$1.7 | 1700 | Oct 2020 | MANUEL MAR... |
| 1501 | \$655,000 | 3/2 | \$385.3 | 1700 | Oct 2020 | LEON CASES... |
| 1507 | \$447,000 | 2/2 | \$296.0 | 1510 | Sep 2020 | SALOMON SP... |
| 1509 | \$584,000 | 2/2 | \$312.3 | 1870 | Sep 2020 | ROBERT J CO... |
| 1510 | \$2,950/mth | 3/2 | \$1.7 | 1700 | Sep 2020 | ERNESTO RU... |
| 1709 | \$610,000 | 3/2 | \$326.2 | 1870 | Sep 2020 | SEVKET K OK... |
| 1807 | \$430,000 | 2/2 | \$284.8 | 1510 | Sep 2020 | VICTORE GO... |
| 1807 | \$2,950/mth | 2/2 | \$2.0 | 1510 | Sep 2020 | VICTORE GO... |
| 1808 | \$595,000 | 3/2 | \$318.2 | 1870 | Oct 2020 | N/A |
| 1901 | \$693,000 | 3/2 | \$407.6 | 1700 | Oct 2020 | BENJAMIN HI... |
| 2001 | \$3,350/mth | 3/2 | \$2.0 | 1700 | Sep 2020 | ADMAR INVE... |
| 2005 | \$5,000/mth | 3/2 | \$2.7 | 1870 | Oct 2020 | N/A |
| 2202 | \$3,400/mth | 3/2 | \$1.8 | 1870 | Oct 2020 | CAMILO J GO... |
| 2202 | \$599,000 | 3/2 | \$320.3 | 1870 | Sep 2020 | CAMILO J GO... |
| 2209 | \$549,900 | 2/2 | \$294.1 | 1870 | Sep 2020 | N/A |
| 2306 | \$585,000 | 3/2 | \$328.7 | 1780 | Sep 2020 | MOISES & MIR... |
| 2407 | \$410,000 | 2/2 | \$271.5 | 1510 | Oct 2020 | BARRY GREE... |
| 2407 | \$3,000/mth | 2/2 | \$2.0 | 1510 | Sep 2020 | BARRY GREE... |

Currently Listed

ACTIVE LISTINGS 3/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-----------|------------|---------|------|--------------|-----------------|
| 2410 | \$569,000 | 3/2 | \$334.7 | 1700 | Oct 2020 | LUIZ NOGUEI... |
| 2708 | \$590,000 | 3/2 | \$315.5 | 1870 | Oct 2020 | MAURICIO D... |
| 3101 | \$498,000 | 3/2 | \$292.9 | 1700 | Sep 2020 | |
| 3104 | \$428,900 | 2/2 | N/A | N/A | Sep 2020 | |
| 3203 | \$497,000 | 3/2 | \$265.8 | 1870 | Oct 2020 | PINES & PINE... |
| 3204 | \$460,000 | 2/2 | \$304.6 | 1510 | Dec 2019 | TETYANA KAS... |
| 3204 | \$490,000 | 2/2 | \$324.5 | 1510 | Sep 2020 | TETYANA KAS... |