

Market Report

May, 2021



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

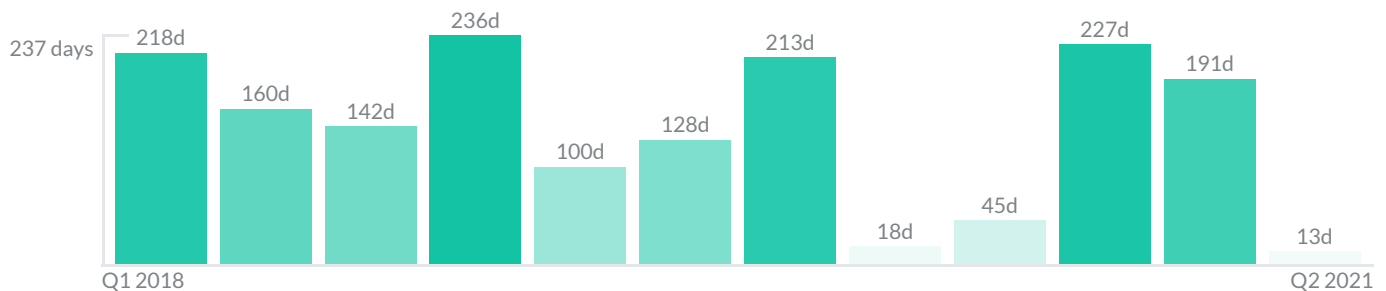
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

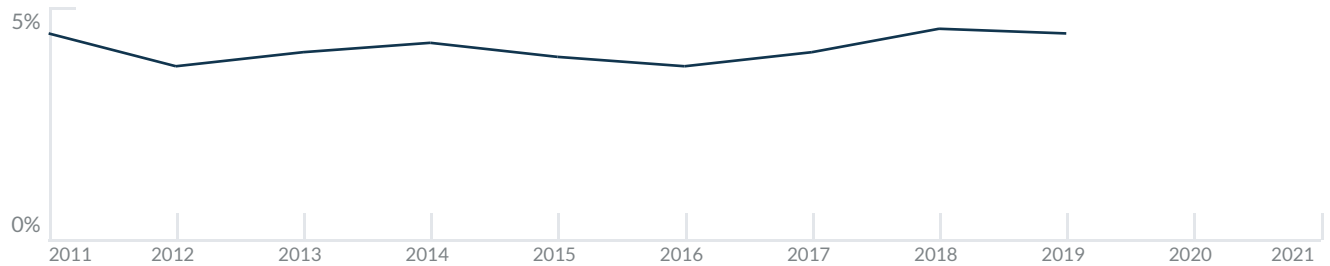


Mortgage Rates

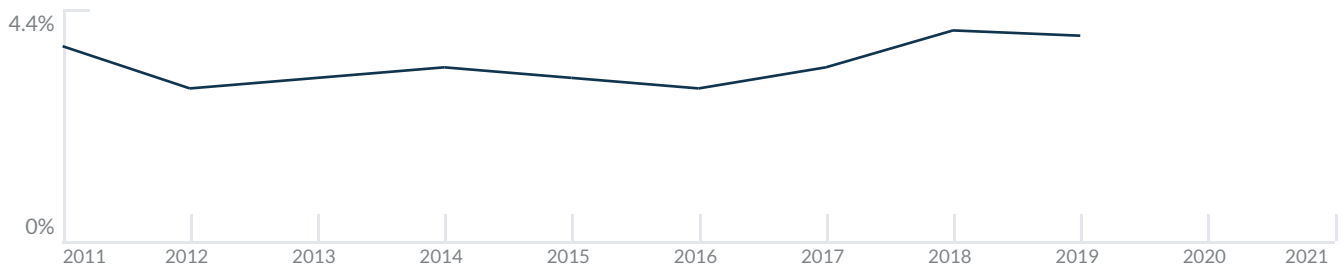
PER YEAR

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©

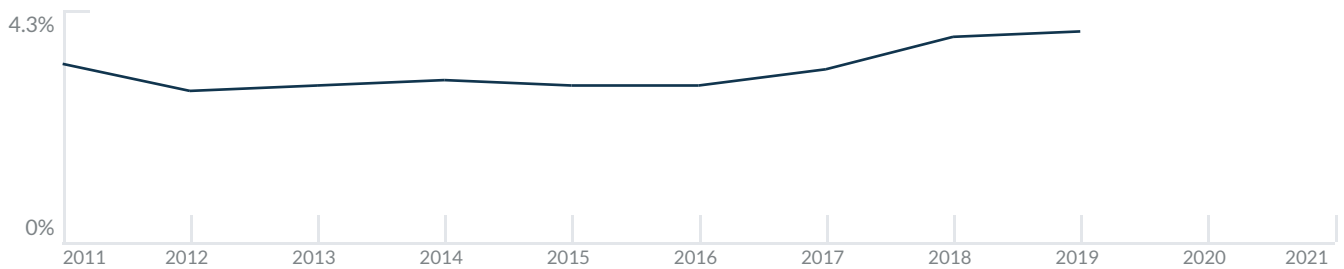
30 YEARS FIXED 4.4%



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


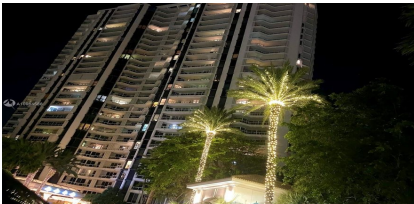




Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

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

 <p>\$529,500</p> <p>UNIT 1610</p> <p>2 Bath 3 Bed</p> <p>SOLD APR 2021</p>	 <p>\$399,900</p> <p>UNIT 2407</p> <p>2 Bath 2 Bed</p> <p>SOLD APR 2021</p>	 <p>\$4,500</p> <p>UNIT 2005</p> <p>2 Bath 3 Bed</p> <p>RENTED APR 2021</p>
 <p>\$2,850</p> <p>UNIT 1007</p> <p>2 Bath 2 Bed</p> <p>RENTED MAR 2021</p>	 <p>\$529,000</p> <p>UNIT 1808</p> <p>2 Bath 3 Bed</p> <p>SOLD MAR 2021</p>	 <p>\$439,000</p> <p>UNIT 1704</p> <p>2 Bath 2 Bed</p> <p>SOLD FEB 2021</p>

Sold

LAST 20 PROPERTIES SOLD IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1610	\$529,500	3/2	\$311.5	1,700	Apr 2021	13
2407	\$399,900	2/2	\$264.8	1,510	Mar 2021	71
1808	\$529,000	3/2	\$282.9	1,870	Mar 2021	138
1704	\$439,000	2/2	\$290.7	1,510	Feb 2021	55
1509	\$584,000	2/2	\$312.3	1,870	Jan 2021	326
807	\$525,000	2/2	\$347.7	1,510	Jan 2021	363
3203	\$497,000	3/2	\$265.8	1,870	Dec 2020	256
1807	\$430,000	2/2	\$284.8	1,510	Nov 2020	435
3010	\$599,000	3/2	\$352.4	1,700	Nov 2020	260
2905	\$549,000	3/2	\$293.6	1,870	Oct 2020	130
1106	\$469,000	3/2	\$263.5	1,780	Oct 2020	55
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

Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2005	\$4,500	3/2	\$2.4	1,870	Mar 2021	109
1007	\$2,850	2/2	\$1.9	1,510	Mar 2021	7
1204	\$2,950	2/2	\$2.0	1,505	Nov 2020	45
2503	\$3,100	2/2	\$1.7	1,870	Nov 2020	7
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
207	\$299,900	1/2	\$230.7	1300	Apr 2021	RENATA CRIS...
304	\$426,770	2/2	\$282.6	1510	Apr 2021	PILAR DIAZ
308	\$734,000	4/3	\$249.7	2940	Feb 2021	JOSEPH JAME...
405	\$595,000	4/3	\$253.2	2350	Dec 2020	N/A
608	\$499,000	2/2	\$266.8	1870	Apr 2021	MARY BORDE...
707	\$425,000	2/2	\$281.5	1510	Feb 2021	YOSEF HAKI...
909	\$523,000	3/2	\$279.7	1870	Apr 2021	NATACHA SA...
1002	\$618,000	3/2	\$330.5	1870	Mar 2021	JONATHAN N...
1009	\$527,500	3/2	\$282.1	1870	Mar 2021	NORBERTO J...
1702	\$568,000	3/2	\$303.7	1870	Mar 2021	NANCY BACH...
2308	\$585,000	3/2	\$312.8	1870	Apr 2021	DUNPORT IN...
2503	\$3,500/mth	2/2	\$1.9	1870	Apr 2021	N/A
3101	\$498,000	3/2	\$292.9	1700	Apr 2021	
3204	\$424,000	2/2	\$280.8	1510	Apr 2021	TETYANA KAS...