

Market Report

October, 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

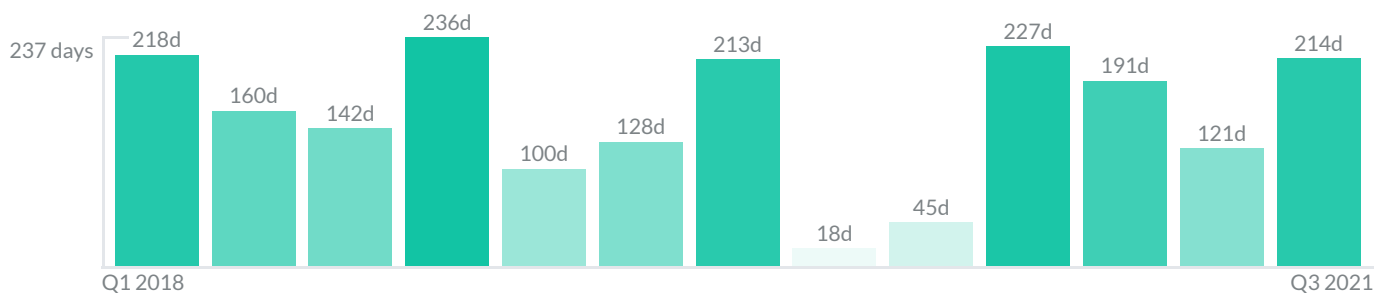
The property stats graph represents the median price evolution since ten years in your postal code area.



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

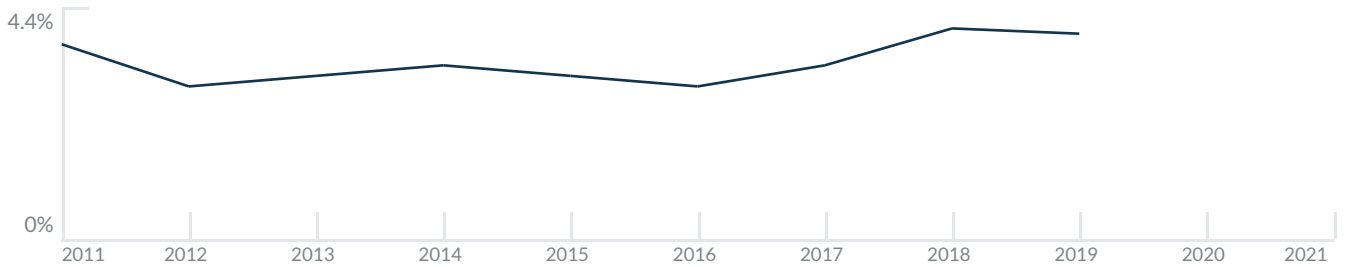
PER YEAR

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©

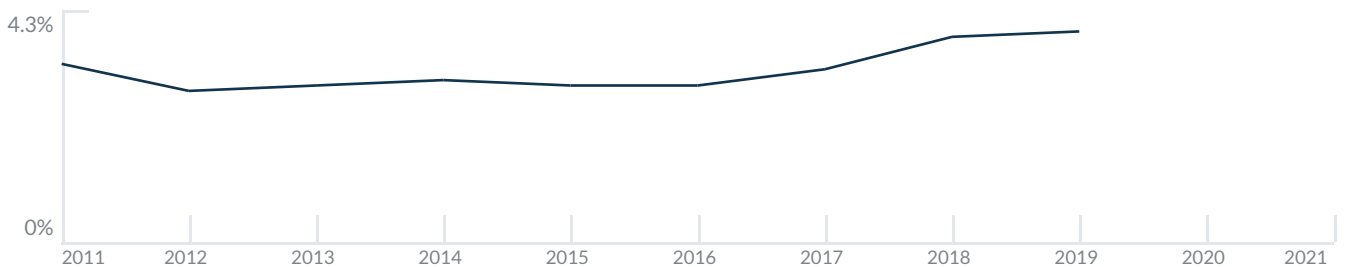
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

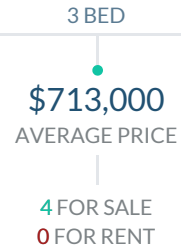
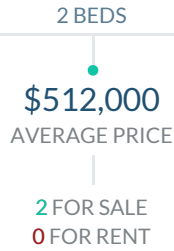
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

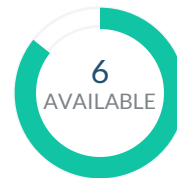
IN NORTH TOWER AT POINT

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



1.1% to 5.6%
CAP RATE
Yearly net income when rent

3.9%
NEGOTIABILITY
What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

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



\$418,000



UNIT 304

SOLD | SEP 2021



\$479,000



UNIT 1507

SOLD | SEP 2021



\$550,000



UNIT 2803

SOLD | SEP 2021

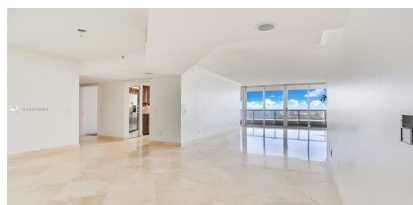


\$734,000



UNIT 308

SOLD | AUG 2021



\$424,000



UNIT 3204

SOLD | AUG 2021



\$4,500



UNIT 3203

RENTED | AUG 2021

Sold

LAST 20 PROPERTIES SOLD IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
304	\$418,000	2/2	\$276.8	1,510	Sep 2021	61
1507	\$479,000	2/2	\$317.2	1,510	Aug 2021	98
2803	\$550,000	3/2	\$294.1	1,870	Aug 2021	7
308	\$734,000	4/3	\$249.7	2,940	Aug 2021	529
3204	\$424,000	2/2	\$280.8	1,510	Aug 2021	249
909	\$523,000	3/2	\$279.7	1,870	Jul 2021	264
3101	\$498,000	3/2	\$292.9	1,700	Jul 2021	17
405	\$595,000	4/3	\$253.2	2,350	Jul 2021	486
1702	\$568,000	3/2	\$303.7	1,870	Jun 2021	90
2708	\$565,000	3/2	\$302.1	1,870	Jun 2021	173
707	\$425,000	2/2	\$281.5	1,510	Jun 2021	281
207	\$299,900	1/2	\$230.7	1,300	Jun 2021	125
1202	\$565,699	3/2	\$302.5	1,870	Jun 2021	284
608	\$499,000	2/2	\$266.8	1,870	May 2021	15
704	\$409,000	2/2	\$270.9	1,510	May 2021	59
810	\$429,000	3/2	\$252.4	1,700	May 2021	143
503	\$530,000	3/2	\$283.4	1,870	Apr 2021	26
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

Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
3203	\$4,500	3/2	\$2.4	1,870	Aug 2021	52
406	\$4,750	4/3	N/A	N/A	Jul 2021	23
2503	\$3,500	2/2	\$1.9	1,870	Jun 2021	52
2204	\$3,500	2/2	\$2.3	1,510	May 2021	45
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
910	\$525,000	2/2	\$308.8	1700	Sep 2021	HANNAH LIPT...
1009	\$599,000	3/2	\$320.3	1870	Sep 2021	NORBERTO J...
2103	\$725,000	3/2	\$387.7	1870	Sep 2021	VISHNU VICT...
2504	\$499,000	2/2	\$330.5	1510	Sep 2021	ALVIN GOLDS...
2701	\$679,000	3/2	\$399.4	1700	Sep 2021	CYRO A DE B...
3001	\$850,000	3/2	\$500.0	1700	Sep 2021	AQUALINA IN...