

Market Report

August, 2022



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

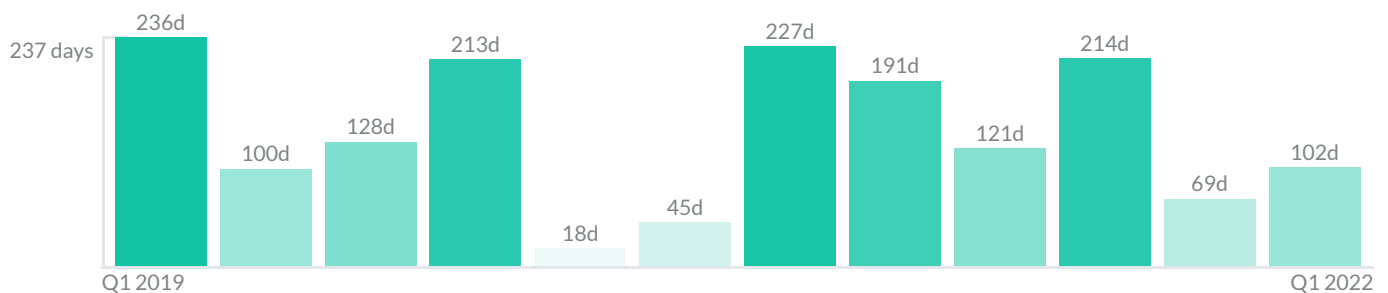
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

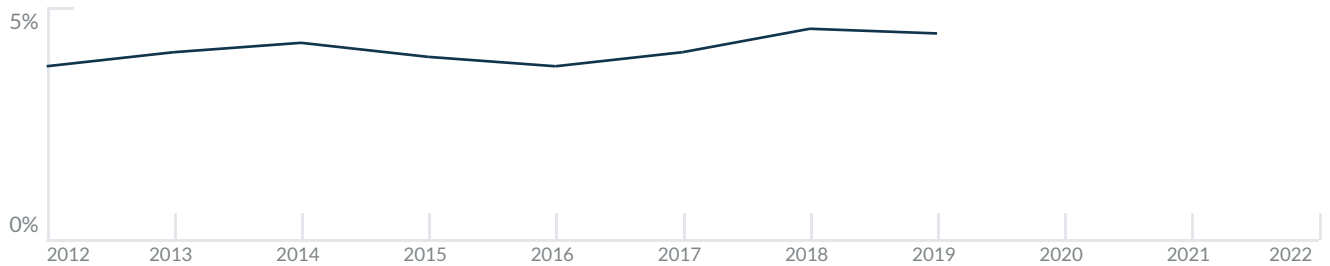


Mortgage Rates

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>\$699,000 </p> <p>UNIT 1709 SOLD APR 2022</p>	 <p>\$545,000 </p> <p>UNIT 910 SOLD APR 2022</p>	 <p>\$4,400 </p> <p>UNIT 506 RENTED FEB 2022</p>
 <p>\$499,000 </p> <p>UNIT 2604 SOLD FEB 2022</p>	 <p>\$5,500 </p> <p>UNIT 1201 RENTED FEB 2022</p>	 <p>\$480,000 </p> <p>UNIT 2104 SOLD FEB 2022</p>

Sold

LAST 20 PROPERTIES SOLD IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1709	\$699,000	3/2	\$373.8	1,870	Mar 2022	6
910	\$545,000	2/2	\$320.6	1,700	Mar 2022	230
2604	\$499,000	2/2	\$330.5	1,510	Jan 2022	121
2104	\$480,000	2/2	\$317.9	1,510	Jan 2022	24
506	\$499,899	3/2	\$280.8	1,780	Jan 2022	131
2701	\$679,000	3/2	\$399.4	1,700	Dec 2021	50
2404	\$479,500	2/2	\$317.5	1,510	Dec 2021	10
601	\$535,000	2/2	\$314.7	1,700	Oct 2021	147
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

Rented

LAST 20 PROPERTIES RENTED IN NORTH TOWER AT POINT

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
506	\$4,400	3/2	\$2.5	1,780	Feb 2022	43
1201	\$5,500	3/2	\$3.2	1,700	Jan 2022	78
2902	\$4,200	3/2	\$2.2	1,870	Dec 2021	6
601	\$3,250	2/2	\$1.9	1,700	Nov 2021	5
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
310	\$240,000	1/1	\$387.1	620	Apr 2022	N/A
406	\$695,000	4/3	N/A	N/A	Feb 2022	N/A
509	\$4,500/mth	3/2	\$2.4	1870	Nov 2021	GUSTAVO LA...
806	\$700,000	3/2	\$393.3	1780	Feb 2022	MARTIN BOO...
808	\$669,000	3/2	\$357.8	1870	Apr 2022	DIMITRY LOG...
1007	\$485,000	2/2	\$321.2	1510	Feb 2022	N/A
1009	\$599,000	3/2	\$320.3	1870	Sep 2021	NORBERTO J...
1010	\$642,000	3/2	\$377.6	1700	Feb 2022	MARCELO LE...
1107	\$549,900	2/3	\$364.2	1510	Nov 2021	ISAAC & HER...
1507	\$595,000	2/2	\$394.0	1510	Feb 2022	SALOMON SP...
1507	\$595,000	2/2	\$394.0	1510	Apr 2022	SALOMON SP...
2103	\$725,000	3/2	\$387.7	1870	Oct 2021	VISHNU VICT...
2107	\$598,000	2/2	\$396.0	1510	Feb 2022	ROBERTO CH...
2107	\$4,000/mth	2/2	\$2.6	1510	Apr 2022	ROBERTO CH...
2303	\$695,000	3/2	\$371.7	1870	Feb 2022	N/A
2504	\$499,000	2/2	\$330.5	1510	Sep 2021	ALVIN GOLDS...
3001	\$850,000	3/2	\$500.0	1700	Feb 2022	AQUALINA IN...