

Unit 2304 - Atlantic 2 @ the Point

2304 - 21150 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11395186
Status:	Active
Size:	2,650 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,650,000
List PPSF:	\$623
Valuated Price:	\$1,426,000
Valuated PPSF:	\$538

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	166
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

Building Association Information

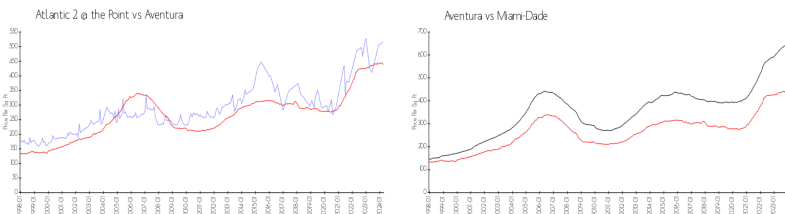
Atlantic II Condo Owner's Association
305-933-9323

<http://www.atlanticiiatthepoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	2,640 sq ft	Apr 2024	\$1,520,000	\$576
1804	2,650 sq ft	Apr 2024	\$1,350,000	\$509
LPH 2902	2,190 sq ft	Mar 2024	\$980,000	\$447
1702	2,190 sq ft	Nov 2023	\$915,000	\$418
1101	2,640 sq ft	Jun 2023	\$1,150,000	\$436

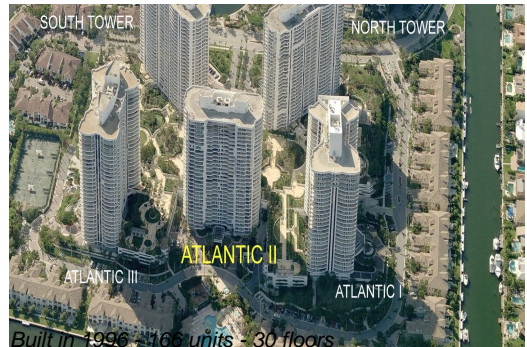
Market Information



Atlantic 2 @ the Point:	\$517/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Atlantic 2 @ the Point	2%
Aventura	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Atlantic 2 @ the Point	46 days
Aventura	87 days
Miami-Dade	81 days