

Unit 3010 Marcos Dr # R403 - Point East IV

3010 Marcos Dr # R403 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11503944
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$249,900
List PPSF:	\$325
Valuated Price:	\$228,000
Valuated PPSF:	\$297

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:	317
Number of active listings for rent:	0
Number of active listings for sale:	3
Building inventory for sale:	0%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

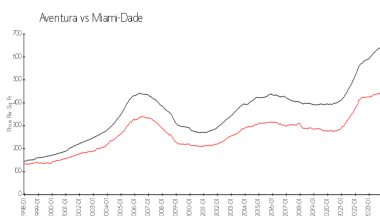
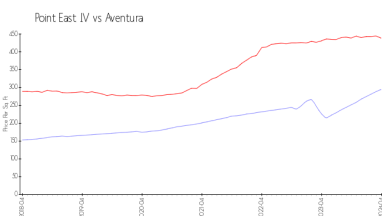
Point East Four Association
3030 Marcos Dr
Aventura FL33160

<http://www.pointeast4.com/home/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
P509	768 sq ft	Feb 2024	\$220,000	\$286
R508	768 sq ft	Jan 2024	\$190,000	\$247
T201	1,083 sq ft	Oct 2023	\$250,000	\$231
T103	1,027 sq ft	Oct 2023	\$230,000	\$224
S106	1,083 sq ft	Oct 2023	\$275,000	\$254

Market Information



Point East IV: \$295/sq. ft.
Aventura: \$438/sq. ft.

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Miami-Dade: \$698/sq. ft.

Inventory for Sale

Point East IV	1%
Aventura	4%
Miami-Dade	3%



Built in 1968 - 317 units - 6 floors

Avg. Time to Close Over Last 12 Months

Point East IV	59 days
Aventura	87 days
Miami-Dade	81 days