

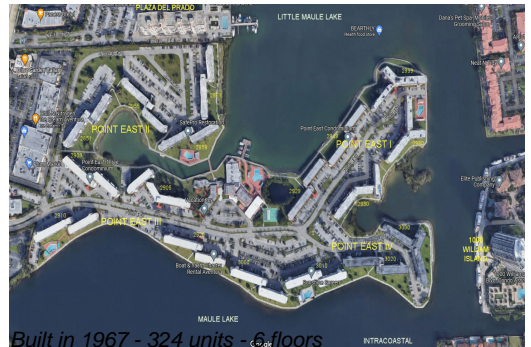
Unit 2903 Point East Dr # K606 - Point East III

2903 Point East Dr # K606 - 2903 Point East Dr, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11504949 |
| Status: | Active |
| Size: | 768 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$215,000 |
| List PPSF: | \$280 |
| Valuated Price: | \$193,000 |
| Valuated PPSF: | \$251 |

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: | 324 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 2% |
| Number of sales over the last 12 months: | 15 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 4 |

Building Association Information

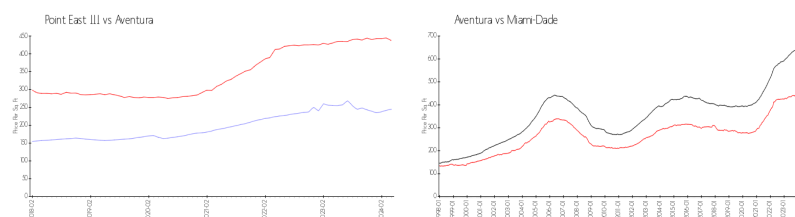
Point East Three Condominium Corp., Inc
2895 Point East Drive
Aventura, FL 33160
Tel. 305-931-3960 Ext. 3
Fax. 305-931-6892
Email. pointeastthree@gmail.com

<https://www.pointeastthreecondominium.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| L409 | 787 sq ft | Apr 2024 | \$165,000 | \$210 |
| K610 | 768 sq ft | Mar 2024 | \$170,000 | \$221 |
| N504 | 768 sq ft | Mar 2024 | \$178,000 | \$232 |
| M203 | 768 sq ft | Feb 2024 | \$202,000 | \$263 |
| 612-N | 768 sq ft | Jan 2024 | \$185,000 | \$241 |

Market Information



| | | | |
|-----------------|---------------|-------------|---------------|
| Point East III: | \$245/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

| | |
|----------------|----|
| Point East III | 3% |
| Aventura | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|----------------|---------|
| Point East III | 53 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |