

# Unit 305 - Atlantic 3 @ the Point

305 - 21050 Point Pl, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11512837  
 Status: Active  
 Size: 3,400 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View:  
 List Price: \$1,449,000  
 List PPSF: \$426  
 Valuated Price: \$1,396,000  
 Valuated PPSF: \$411



*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: 167  
 Number of active listings for rent: 2  
 Number of active listings for sale: 8  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

## Building Association Information

Atlantic III at The Point Condominium Association, Inc.  
 305 692-8901

## Recent Sales

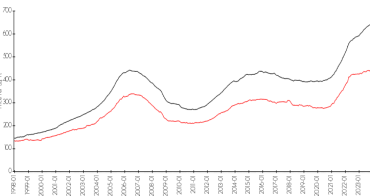
Unit #	Size	Closing Date	Sale Price	PPSF
1202	2,630 sq ft	Feb 2024	\$1,060,000	\$403
3101	2,440 sq ft	Jan 2024	\$1,300,000	\$533
3106	2,440 sq ft	Dec 2023	\$1,320,000	\$541
902	2,720 sq ft	Aug 2023	\$1,100,000	\$404
2806	2,440 sq ft	Jul 2023	\$1,280,000	\$525

## Market Information

Atlantic 3 @ the Point vs Aventura



Aventura vs Miami-Dade



Atlantic 3 @ the Point: \$454/sq. ft.  
 Aventura: \$438/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Atlantic 3 @ the Point: 5%  
 Aventura: 4%  
 Miami-Dade: 3%

## **Avg. Time to Close Over Last 12 Months**

Atlantic 3 @ the Point	60 days
Aventura	87 days
Miami-Dade	81 days