

# Unit 2202 - Atlantic 1 @ the Point

2202 - 21200 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11527396
Status:	Active
Size:	2,657 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,649,000
List PPSF:	\$621
Valuated Price:	\$1,386,000
Valuated PPSF:	\$522

*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:	137
Number of active listings for rent:	9
Number of active listings for sale:	2
Building inventory for sale:	1%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

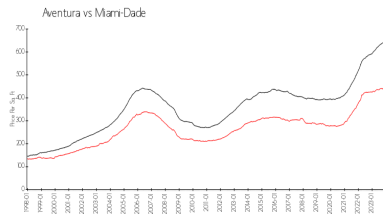
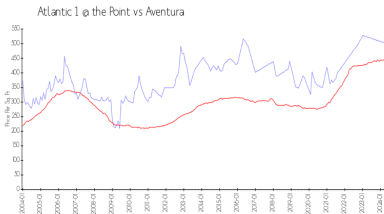
## Building Association Information

Atlantic One at the the Point Condo Association  
305-682-8988

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	606 sq ft	Jan 2024	\$250,000	\$413
1201	4,169 sq ft	Dec 2023	\$2,500,000	\$600
1204	3,173 sq ft	Dec 2023	\$1,765,000	\$556
2504	3,173 sq ft	Jun 2023	\$2,080,000	\$656

## Market Information

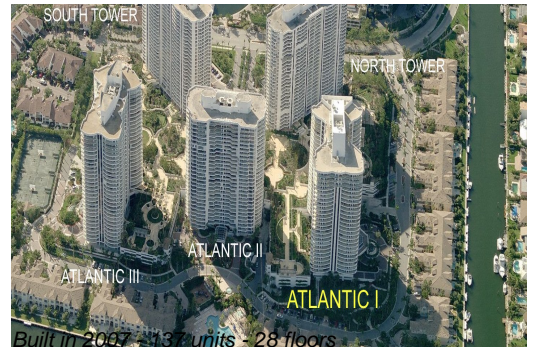


Atlantic 1 @ the Point:	\$501/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Atlantic 1 @ the Point	1%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Atlantic 1 @ the Point  
Aventura  
Miami-Dade

75 days  
87 days  
81 days