

Unit 1204 - Atlantic 3 @ the Point

1204 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11527675
 Status: Active
 Size: 2,970 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:
 List Price: \$1,475,000
 List PPSF: \$497
 Valuated Price: \$1,276,000
 Valuated PPSF: \$430

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

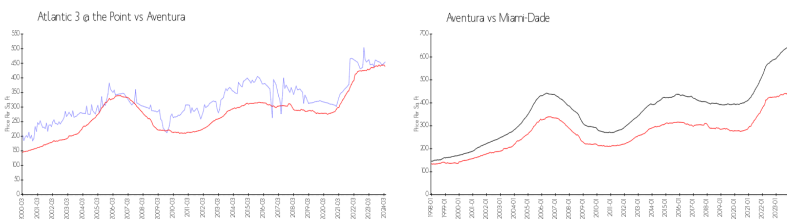
Building Association Information

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

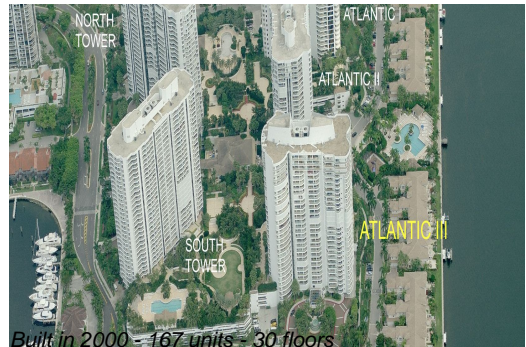
Market Information



Atlantic 3 @ the Point:	\$454/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	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