

# Unit 3030 Marcos Dr # T512 - Point East IV

3030 Marcos Dr # T512 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11535856
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Deeded Parking,Guest Parking
View:	
List Price:	\$260,000
List PPSF:	\$339
Valuated Price:	\$214,000
Valuated PPSF:	\$279

*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:	4
Building inventory for sale:	1%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

## Building Association Information

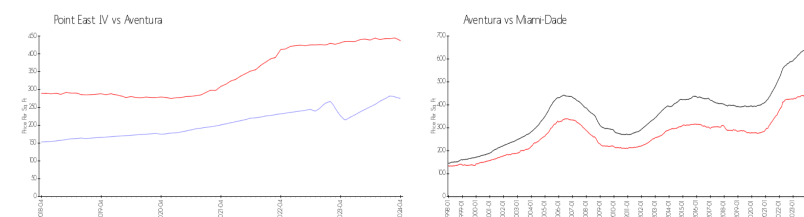
Point East Four Association  
3030 Marcos Dr  
Aventura FL33160

<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:	\$275/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Point East IV	1%
Aventura	5%



Miami-Dade	3%
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**Avg. Time to Close Over Last 12 Months**

Point East IV	67 days
Aventura	89 days
Miami-Dade	81 days