

# Unit 2905 Point East Dr # L216 - Point East III

2905 Point East Dr # L216 - 2903 Point East Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11556778
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$265,000
List PPSF:	\$245
Valuated Price:	\$261,000
Valuated PPSF:	\$241

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:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

## Building Association Information

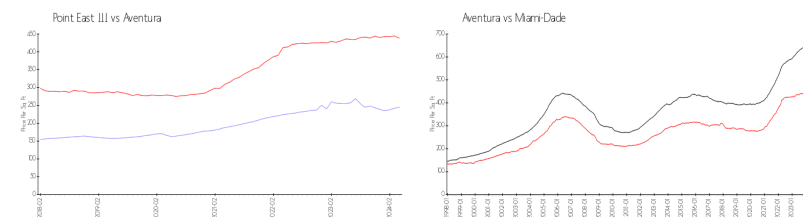
Point East Three Condominium Corp., Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Tel. 305-931-3960 Ext. 3  
 Fax. 305-931-6892  
 Email. [pointeastthree@gmail.com](mailto:pointeastthree@gmail.com)

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## Recent Sales

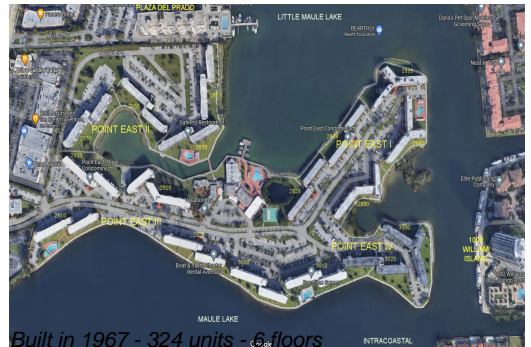
Unit #	Size	Closing Date	Sale Price	PPSF
L409	787 sq ft	Apr 2024	\$165,000	\$210
K610	768 sq ft	Mar 2024	\$170,000	\$221
N504	768 sq ft	Mar 2024	\$178,000	\$232
M203	768 sq ft	Feb 2024	\$202,000	\$263
612-N	768 sq ft	Jan 2024	\$185,000	\$241

## Market Information



Point East III:	\$245/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale



Point East III	2%
Aventura	4%
Miami-Dade	3%

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

Point East III	51 days
Aventura	87 days
Miami-Dade	81 days