

# Unit 2106 - Atlantic 3 @ the Point

2106 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11568772
Status:	Active
Size:	2,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$1,149,000
List PPSF:	\$471
Valuated Price:	\$1,089,000
Valuated PPSF:	\$446

*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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

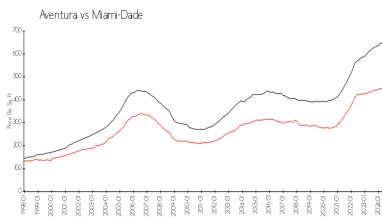
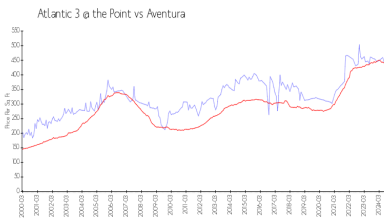
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	2,630 sq ft	Jun 2024	\$1,080,000	\$411
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

## Market Information



Atlantic 3 @ the Point:	\$431/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Atlantic 3 @ the Point	7%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Atlantic 3 @ the Point  
Aventura  
Miami-Dade

50 days  
97 days  
84 days