

Unit 2980 Point East Dr # D102 - Point East I

2980 Point East Dr # D102 - 2999 Point East Dr, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------|
| MLS Number: | A11582146 |
| Status: | Active |
| Size: | 810 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$220,000 |
| List PPSF: | \$272 |
| Valuated Price: | \$175,000 |
| Valuated PPSF: | \$216 |

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

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|--|-----|
| Number of units: | 312 |
| 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: | 15 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

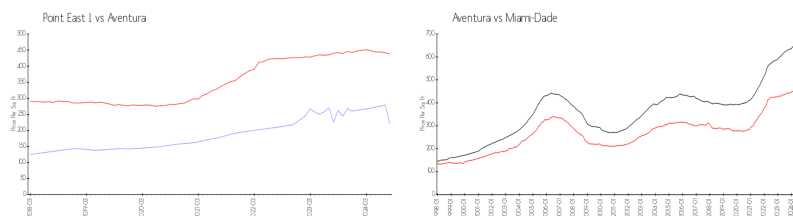
Point East One
2895 Point East Dr
Aventura, Florida, 33160
Telephone: (305) 9313960 Ext-1
Fax: (305) 931 6892

<https://www.pointeastcondominium.com/>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| D201 | 817 sq ft | Aug 2024 | \$155,000 | \$190 |
| E104 | 817 sq ft | Aug 2024 | \$200,000 | \$245 |
| E210 | 763 sq ft | Jul 2024 | \$210,000 | \$275 |
| E610 | 763 sq ft | Jun 2024 | \$155,000 | \$203 |
| C-507 | 768 sq ft | Jun 2024 | \$279,500 | \$364 |

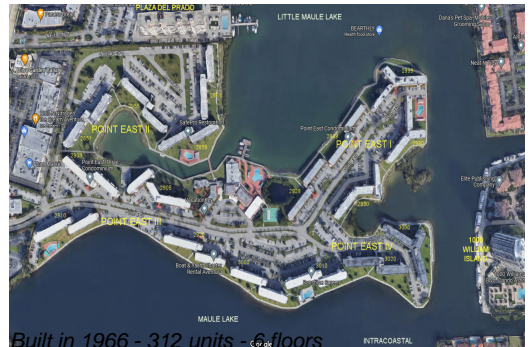
Market Information



| | | | |
|---------------|---------------|-------------|---------------|
| Point East I: | \$221/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|--------------|----|
| Point East I | 3% |
| Aventura | 6% |
| Miami-Dade | 4% |



Avg. Time to Close Over Last 12 Months

| | |
|--------------|---------|
| Point East I | 85 days |
| Aventura | 99 days |
| Miami-Dade | 85 days |