

# Unit 3010 Marcos Dr # R209 - Point East IV

3010 Marcos Dr # R209 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11590473
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking
View:	
List Price:	\$254,900
List PPSF:	\$332
Valuated Price:	\$204,000
Valuated PPSF:	\$266

*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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

## Building Association Information

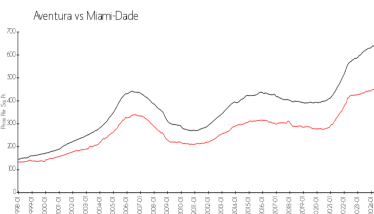
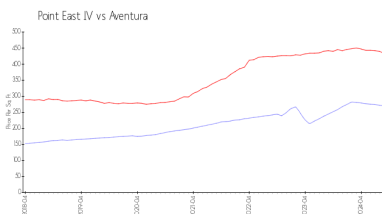
Point East Four Association  
3030 Marcos Dr  
Aventura FL33160

<http://www.pointeast4.com/home/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
P511	768 sq ft	Nov 2024	\$210,900	\$275
S204	768 sq ft	Jun 2024	\$200,000	\$260
T115	1,083 sq ft	May 2024	\$280,000	\$259
P509	768 sq ft	Feb 2024	\$220,000	\$286
R508	768 sq ft	Jan 2024	\$190,000	\$247

## Market Information



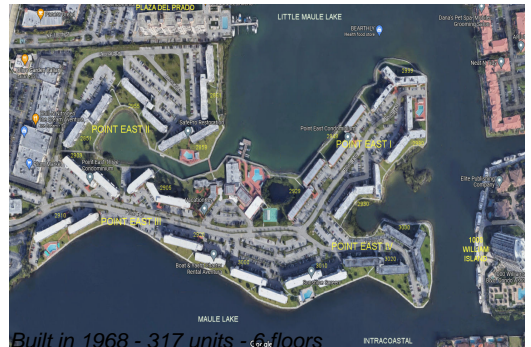
Point East IV: \$270/sq. ft.  
Aventura: \$434/sq. ft.

Aventura: \$434/sq. ft.  
Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Point East IV	3%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



Point East IV  
Aventura  
Miami-Dade

105 days  
99 days  
85 days