

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:	\$207,000
Valuated PPSF:	\$270

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:	7
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

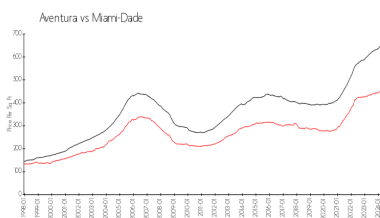
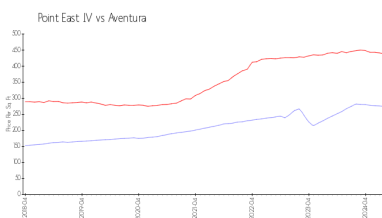
Point East Four Association
3030 Marcos Dr
Aventura FL33160

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
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

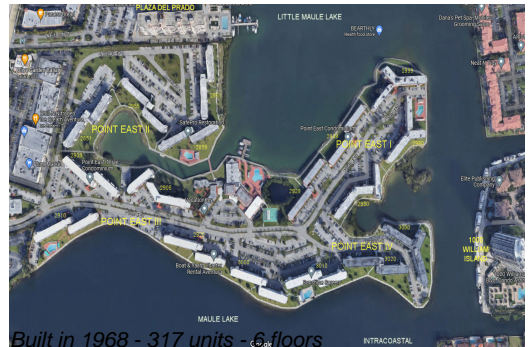


Point East IV: \$274/sq. ft.
Aventura: \$437/sq. ft.

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Miami-Dade: \$696/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	114 days
Aventura	97 days
Miami-Dade	84 days