

# Unit 3000 Marcos Dr # P514 - Point East IV

3000 Marcos Dr # P514 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11614782  
 Status: Active  
 Size: 1,083 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$310,000  
 List PPSF: \$286  
 Valuated Price: \$300,000  
 Valuated PPSF: \$277

*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: 10  
 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

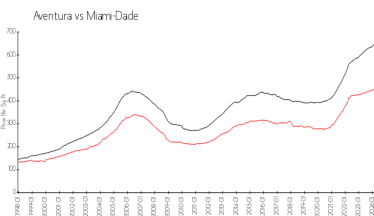
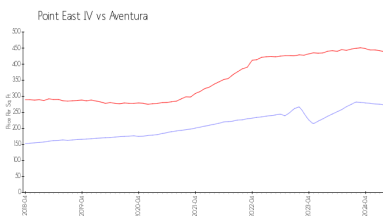
Point East Four Association  
 3030 Marcos Dr  
 Aventura FL33160

<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

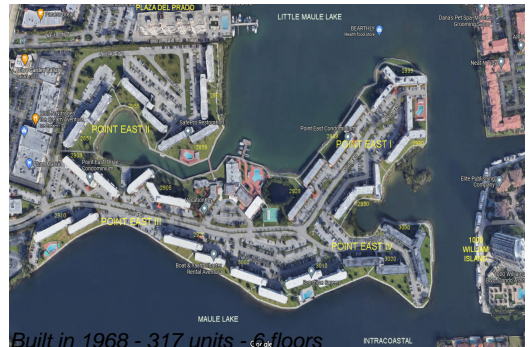


Point East IV: \$273/sq. ft.  
 Aventura: \$438/sq. ft.

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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	101 days
Miami-Dade	85 days