

# Unit 2905 Point East Dr # L216 - Point East III

2905 Point East Dr # L216 - 2903 Point East Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11618410
Status:	Active Under Contract
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$250,000
List PPSF:	\$231
Valuated Price:	\$285,000
Valuated PPSF:	\$263

*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:	324
Number of active listings for rent:	0
Number of active listings for sale:	12
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	3

## Building Association Information

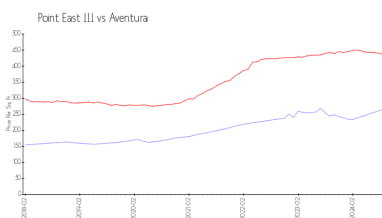
Point East Three Condominium Corp., Inc  
2895 Point East Drive  
Aventura, FL 33160  
Tel. 305-931-3960 Ext. 3  
Fax. 305-931-6892  
Email. [pointeastthree@gmail.com](mailto:pointeastthree@gmail.com)

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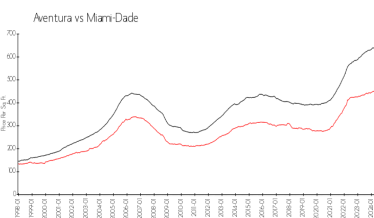
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
K409	768 sq ft	Oct 2024	\$145,000	\$189
K604	768 sq ft	Oct 2024	\$160,000	\$208
N109	768 sq ft	Sep 2024	\$200,000	\$260
L409	787 sq ft	Apr 2024	\$165,000	\$210
K610	768 sq ft	Mar 2024	\$170,000	\$221
N504	768 sq ft	Mar 2024	\$178,000	\$232

## Market Information



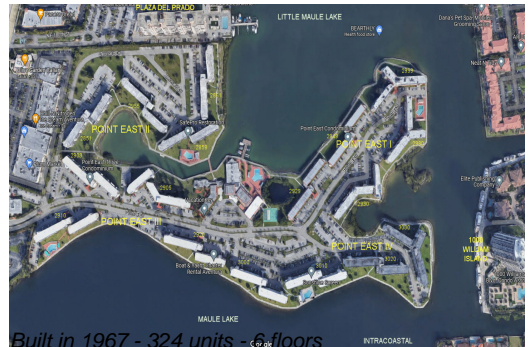
Point East III: \$267/sq. ft.  
Aventura: \$434/sq. ft.



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

## Inventory for Sale

Point East III	4%
Aventura	6%



Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

Point East III	62 days
Aventura	99 days
Miami-Dade	85 days