

Unit 1105 - Atlantic 1 @ the Point

1105 - 21200 Point Pl, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11619174
Status:	Pending
Size:	4,171 Sq ft.
Bedrooms:	5
Full Bathrooms:	5
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,550,000
List PPSF:	\$611
Valuated Price:	\$2,802,000
Valuated PPSF:	\$672

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:	137
Number of active listings for rent:	9
Number of active listings for sale:	6
Building inventory for sale:	4%
Number of sales over the last 12 months:	4
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

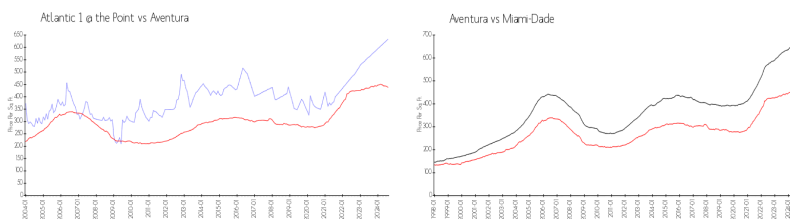
Building Association Information

Atlantic One at the the Point Condo Association
305-682-8988

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2202	2,657 sq ft	Sep 2024	\$1,525,000	\$574
310	606 sq ft	Jan 2024	\$250,000	\$413
1201	4,169 sq ft	Dec 2023	\$2,500,000	\$600
1204	3,173 sq ft	Dec 2023	\$1,765,000	\$556

Market Information



Atlantic 1 @ the Point:	\$633/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Atlantic 1 @ the Point	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Atlantic 1 @ the Point	87 days
Aventura	101 days
Miami-Dade	85 days

