

Unit 2999 Point East Dr # C109 - Point East I

2999 Point East Dr # C109 - 2999 Point East Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11623540
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$215,000
List PPSF:	\$280
Valuated Price:	\$166,000
Valuated PPSF:	\$216

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

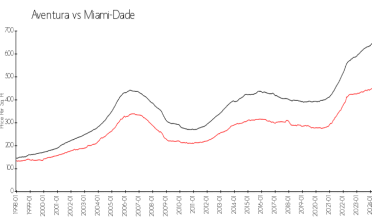
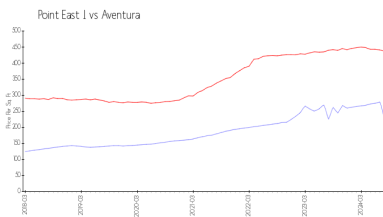
Point East One
 2895 Point East Dr
 Aventura, Florida, 33160
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<https://www.pointeastonecondominium.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
D201	817 sq ft	Aug 2024	\$155,000	\$190
E104	817 sq ft	Aug 2024	\$200,000	\$245
E210	763 sq ft	Jul 2024	\$210,000	\$275
E610	763 sq ft	Jun 2024	\$155,000	\$203
C-507	768 sq ft	Jun 2024	\$279,500	\$364

Market Information



Point East I:	\$221/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Point East I 3%



Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Point East I	85 days
Aventura	97 days
Miami-Dade	84 days