

Unit 2905 Point East Dr # L102 - Point East III

2905 Point East Dr # L102 - 2903 Point East Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11627732
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$195,000
List PPSF:	\$254
Valuated Price:	\$200,000
Valuated PPSF:	\$260

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:	11
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

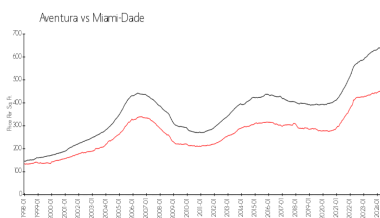
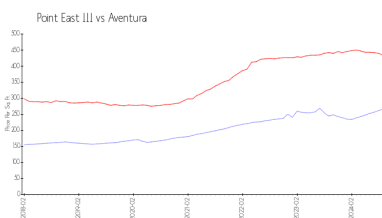
Point East Three Condominium Corp., Inc
 2895 Point East Drive
 Aventura, FL 33160
 Tel. 305-931-3960 Ext. 3
 Fax. 305-931-6892
 Email. pointeastthree@gmail.com

<https://www.pointeastthreecondominium.com/>

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	3%
Aventura	6%



Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

Point East III	62 days
Aventura	101 days
Miami-Dade	86 days