

Unit 1204 - Atlantic 1 @ the Point

1204 - 21200 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11644069
 Status: Active
 Size: 3,173 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$3,500,000
 List PPSF: \$1,103
 Valuated Price: \$1,454,000
 Valuated PPSF: \$458

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: 10
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 2

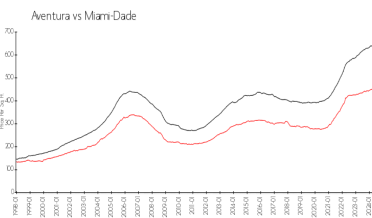
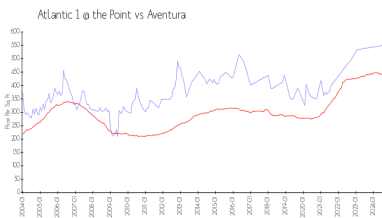
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	4,171 sq ft	Oct 2024	\$2,352,000	\$564
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:	\$551/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Atlantic 1 @ the Point: 7%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Atlantic 1 @ the Point: 79 days
 Aventura: 101 days
 Miami-Dade: 86 days

