

Unit 3030 Marcos Dr # T101 - Point East IV

3030 Marcos Dr # T101 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11656553
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$334,900
List PPSF:	\$309
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:	317
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:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

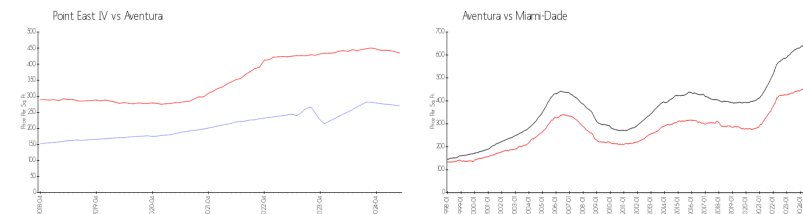
Point East Four Association
3030 Marcos Dr
Aventura FL33160

<http://www.pointeast4.com/home/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
P511	768 sq ft	Nov 2024	\$210,900	\$275
S204	768 sq ft	Jun 2024	\$200,000	\$260
T115	1,083 sq ft	May 2024	\$280,000	\$259
P509	768 sq ft	Feb 2024	\$220,000	\$286
R508	768 sq ft	Jan 2024	\$190,000	\$247

Market Information



Point East IV:	\$270/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Point East IV	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Point East IV
Aventura
Miami-Dade

105 days
101 days
86 days