

# Unit 1204 - Atlantic 3 @ the Point

1204 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11680648  
 Status: Active  
 Size: 2,970 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking

View:  
 List Price: \$1,445,000  
 List PPSF: \$487  
 Valuated Price: \$1,239,000  
 Valuated PPSF: \$417

*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: 167  
 Number of active listings for rent: 2  
 Number of active listings for sale: 12  
 Building inventory for sale: 7%  
 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: 0

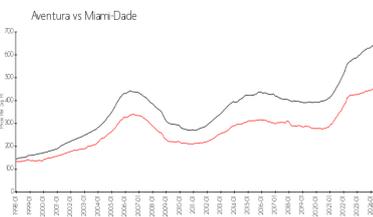
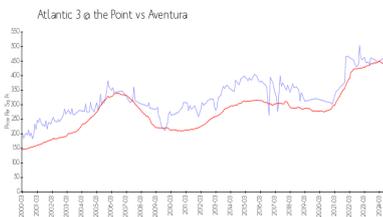
## Building Association Information

Atlantic III at The Point Condominium Association, Inc.  
 305 692-8901

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1102	2,630 sq ft	Jun 2024	\$1,080,000	\$411
1202	2,630 sq ft	Feb 2024	\$1,060,000	\$403
3101	2,440 sq ft	Jan 2024	\$1,300,000	\$533
3106	2,440 sq ft	Dec 2023	\$1,320,000	\$541

## Market Information



Atlantic 3 @ the Point:	\$441/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Atlantic 3 @ the Point: 7%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Atlantic 3 @ the Point: 50 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

