

# Unit 403 - Atlantic 1 @ the Point

403 - 21200 Point Pl, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11690059
Status:	Active
Size:	3,173 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$2,100,000
List PPSF:	\$662
Valuated Price:	\$1,246,000
Valuated PPSF:	\$393

*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

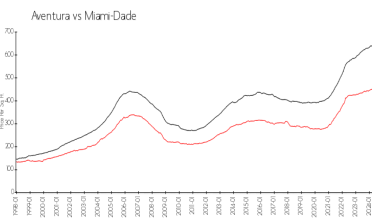
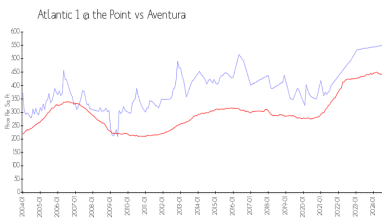
## Building Association Information

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

