

# Unit 2806 - Atlantic 2 @ the Point

2806 - 21150 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11690627  
 Status: Active  
 Size: 2,640 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 3  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,899,000  
 List PPSF: \$719  
 Valuated Price: \$1,657,000  
 Valuated PPSF: \$628

*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: 166  
 Number of active listings for rent: 0  
 Number of active listings for sale: 4  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 3

## Building Association Information

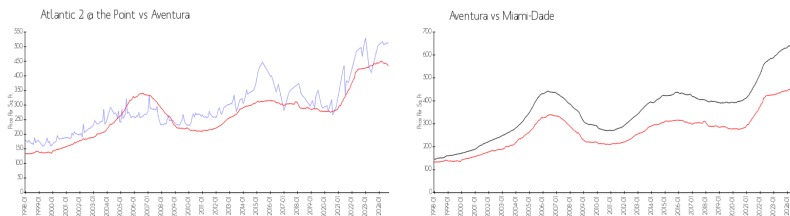
Atlantic II Condo Owner's Association  
 305-933-9323

<http://www.atlanticiiatthepoint.com/>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2203	2,750 sq ft	Nov 2024	\$1,280,000	\$465
2304	2,650 sq ft	Sep 2024	\$1,400,000	\$528
606		Aug 2024	\$1,370,000	
905	2,190 sq ft	Aug 2024	\$870,000	\$397
2804	2,650 sq ft	Jul 2024	\$1,325,000	\$500

## Market Information

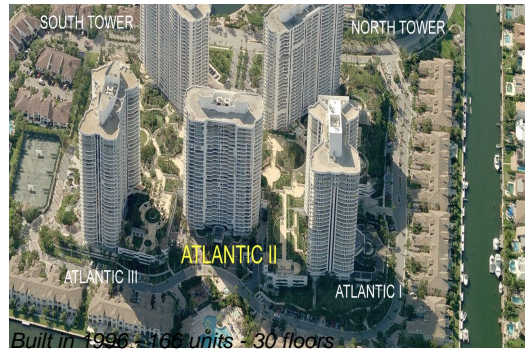


Atlantic 2 @ the Point: \$508/sq. ft.  
 Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Atlantic 2 @ the Point: 2%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Atlantic 2 @ the Point  
Aventura  
Miami-Dade

59 days  
101 days  
86 days