

# Unit 2999 Point East Dr # C101 - Point East I

2999 Point East Dr # C101 - 2999 Point East Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11773790  |
| Status:         | Active     |
| Size:           | 817 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$210,000  |
| List PPSF:      | \$257      |
| Valuated Price: | \$162,000  |
| Valuated PPSF:  | \$198      |

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:                         | 312 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 13  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

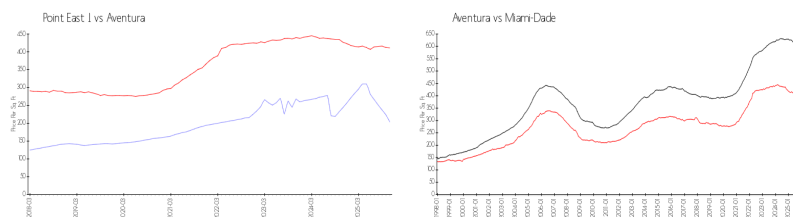
Point East One  
2895 Point East Dr  
Aventura. Florida. 33160  
Telephone: (305) 9313960 Ext-1  
Fax: (305) 931 6892

<https://www.pointeastcondominium.com/>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| E510   | 763 sq ft | Oct 2025     | \$173,000  | \$227 |
| D 107  | 780 sq ft | Sep 2025     | \$109,500  | \$140 |
| D206   | 768 sq ft | Sep 2025     | \$145,000  | \$189 |
| E603   | 810 sq ft | Aug 2025     | \$130,000  | \$160 |
| C-409  |           | Jul 2025     | \$185,000  |       |
| E602   | 810 sq ft | Jul 2025     | \$150,000  | \$185 |
| E408   | 772 sq ft | Jul 2025     | \$195,000  | \$253 |
| E606   | 768 sq ft | Jul 2025     | \$158,000  | \$206 |

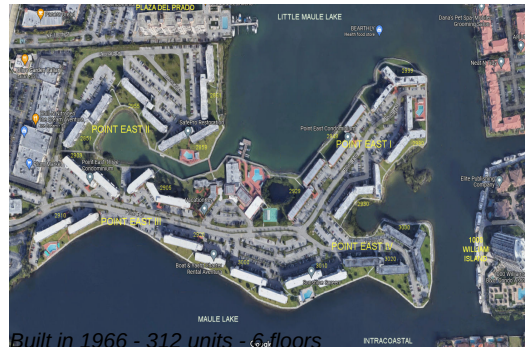
## Market Information



|               |               |             |               |
|---------------|---------------|-------------|---------------|
| Point East I: | \$203/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:     | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|              |    |
|--------------|----|
| Point East I | 4% |
|--------------|----|



|            |    |
|------------|----|
| Aventura   | 6% |
| Miami-Dade | 4% |

### **Avg. Time to Close Over Last 12 Months**

|              |         |
|--------------|---------|
| Point East I | 72 days |
| Aventura     | 98 days |
| Miami-Dade   | 77 days |