

Unit 2601 - Atlantic 3 @ the Point

2601 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11838596
Status:	Active
Size:	2,440 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$1,295,000
List PPSF:	\$531
Valuated Price:	\$1,036,000
Valuated PPSF:	\$425

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:	3
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	1

Building Association Information

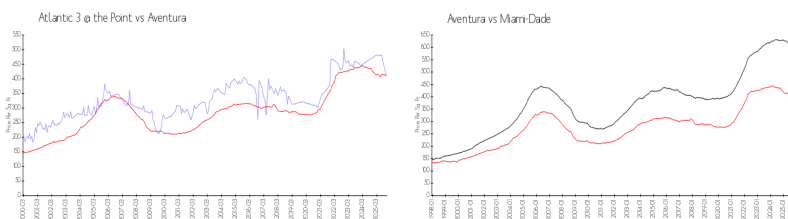
Atlantic III at The Point Condominium Association, Inc.
305 692-8901

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	2,970 sq ft	Dec 2025	\$1,400,000	\$471
1006	2,440 sq ft	Jul 2025	\$1,090,000	\$447
1204	2,970 sq ft	Feb 2025	\$1,350,000	\$455

Market Information



Atlantic 3 @ the Point:	\$409/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/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	140 days
Aventura	98 days

