

Unit 1103 - Atlantic 3 @ the Point

1103 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11846121
Status: Active
Size: 2,690 Sq ft.
Bedrooms: 3
Full Bathrooms: 2
Half Bathrooms: 1
Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Valet Parking

View:
List Price: \$1,150,000
List PPSF: \$428
Valuated Price: \$983,000
Valuated PPSF: \$365

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

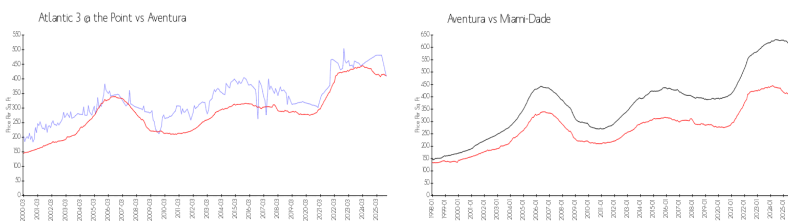
Atlantic III at The Point Condominium Association, Inc.
305 692-8901

<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

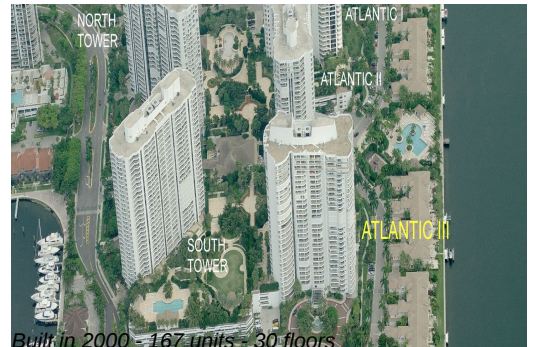


Atlantic 3 @ the Point:	\$409/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

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
Aventura
Miami-Dade

140 days
98 days
77 days