

Unit 2804 - Atlantic 1 @ the Point

2804 - 21200 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11898265
Status:	Active
Size:	3,173 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Assigned Parking
View:	
List Price:	\$3,200,000
List PPSF:	\$1,009
Valuated Price:	\$3,006,000
Valuated PPSF:	\$947

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:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

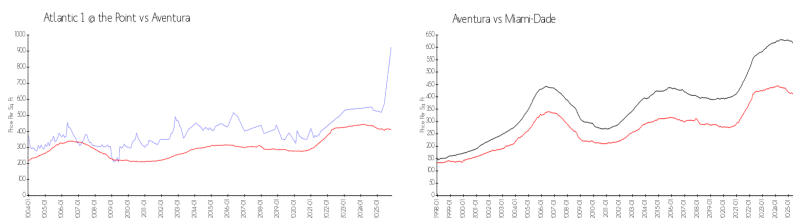
Atlantic One at the Point Condo Association
305-682-8988

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2602	2,657 sq ft	Oct 2025	\$1,425,000	\$536
1802	2,733 sq ft	Aug 2025	\$1,300,000	\$476
1203	3,173 sq ft	Jun 2025	\$1,400,000	\$441
605	4,171 sq ft	Apr 2025	\$1,900,000	\$456
701	4,169 sq ft	Apr 2025	\$2,495,000	\$598

Market Information

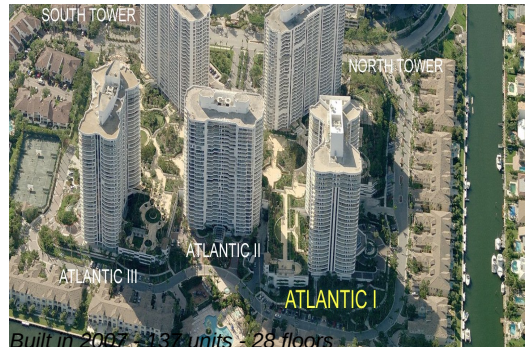


Atlantic 1 @ the Point:	\$925/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Atlantic 1 @ the Point	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Atlantic 1 @ the Point
Aventura
Miami-Dade

140 days
98 days
77 days