

# Unit 605 - Atlantic 1 @ the Point

605 - 21200 Point Pl, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11454339  
 Status: Active  
 Size: 4,171 Sq ft.  
 Bedrooms: 5  
 Full Bathrooms: 5  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$2,220,000  
 List PPSF: \$532  
 Valuated Price: \$2,109,000  
 Valuated PPSF: \$506

*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: 2  
 Building inventory for sale: 1%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 0

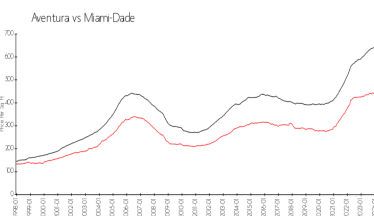
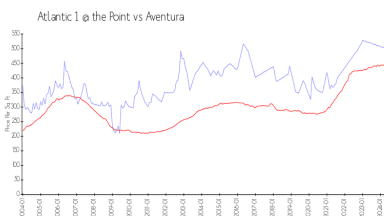
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
310	606 sq ft	Jan 2024	\$250,000	\$413
1201	4,169 sq ft	Dec 2023	\$2,500,000	\$600
1204	3,173 sq ft	Dec 2023	\$1,765,000	\$556
2504	3,173 sq ft	Jun 2023	\$2,080,000	\$656

## Market Information

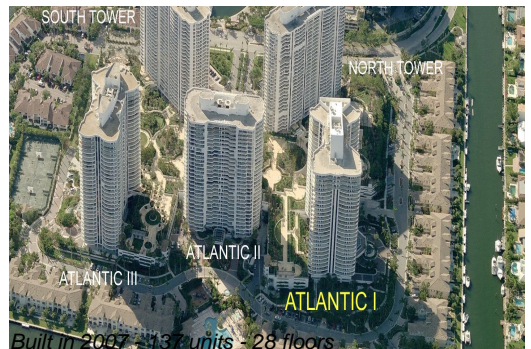


Atlantic 1 @ the Point: \$501/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Atlantic 1 @ the Point: 1%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Atlantic 1 @ the Point  
Aventura  
Miami-Dade

75 days  
89 days  
81 days