

# Unit 2949 Point East Dr # B304 - Point East I

2949 Point East Dr # B304 - 2999 Point East Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11513174
Status:	Active
Size:	768 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$159,900
List PPSF:	\$208
Valuated Price:	\$160,000
Valuated PPSF:	\$208

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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

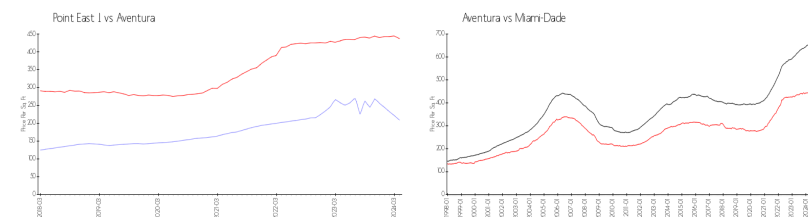
Point East One  
 2895 Point East Dr  
 Aventura, Florida, 33160  
 Telephone: (305) 9313960 Ext-1  
 Fax: (305) 931 6892

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

## Recent Sales

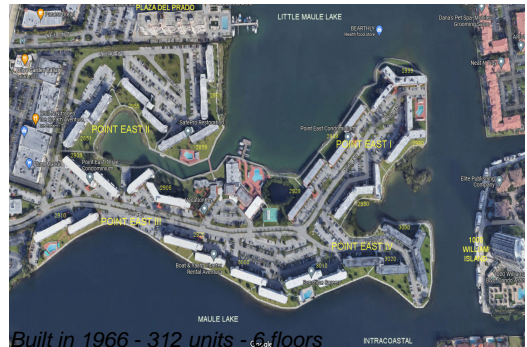
Unit #	Size	Closing Date	Sale Price	PPSF
E512	768 sq ft	Apr 2024	\$155,000	\$202
C314	1,083 sq ft	Mar 2024	\$220,000	\$203
D311	763 sq ft	Feb 2024	\$141,180	\$185
D112	768 sq ft	Dec 2023	\$132,180	\$172
A210	768 sq ft	Nov 2023	\$170,000	\$221
A206	763 sq ft	Nov 2023	\$235,000	\$308

## Market Information



Point East I:	\$209/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale



Point East I	2%
Aventura	5%
Miami-Dade	3%

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

Point East I	63 days
Aventura	89 days
Miami-Dade	81 days