

# Unit 2702 - Atlantic 3 @ the Point

2702 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11551445
Status:	Active
Size:	2,630 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$1,490,000
List PPSF:	\$567
Valuated Price:	\$1,358,000
Valuated PPSF:	\$516

*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:	8
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

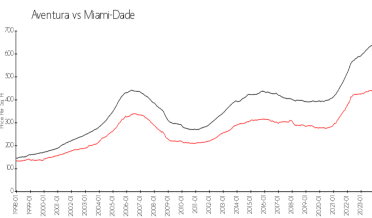
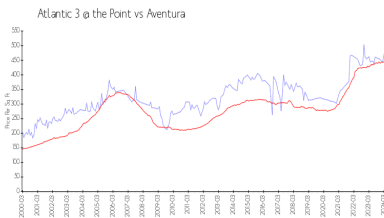
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1202	2,630 sq ft	Feb 2024	\$1,060,000	\$403
3101	2,440 sq ft	Jan 2024	\$1,300,000	\$533
3106	2,440 sq ft	Dec 2023	\$1,320,000	\$541
902	2,720 sq ft	Aug 2023	\$1,100,000	\$404
2806	2,440 sq ft	Jul 2023	\$1,280,000	\$525

## Market Information

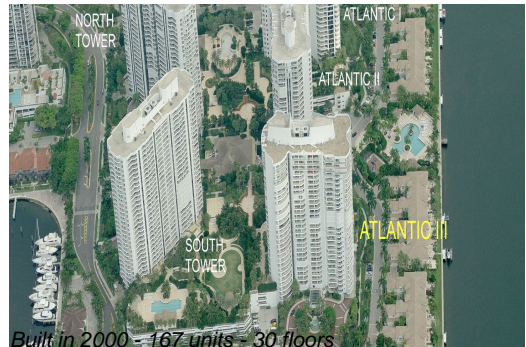


Atlantic 3 @ the Point:	\$492/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Atlantic 3 @ the Point  
Aventura  
Miami-Dade

60 days  
89 days  
81 days