

# Unit 1103 - Atlantic 3 @ the Point

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

## Unit Information

MLS Number: A11561410  
 Status: Active  
 Size: 2,690 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$1,350,000  
 List PPSF: \$502  
 Valuated Price: \$1,184,000  
 Valuated PPSF: \$440

*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

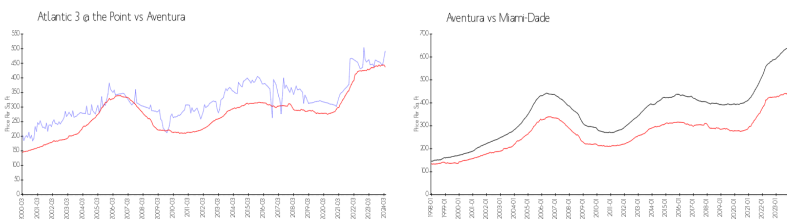
## Building Association Information

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

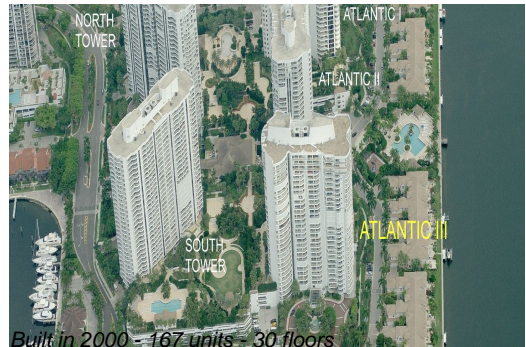
## Market Information



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	60 days
Aventura	89 days
Miami-Dade	81 days