

Unit 2804 - Atlantic 2 @ the Point

2804 - 21150 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11561907
 Status: Active
 Size: 2,650 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Covered Parking, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$1,475,000
 List PPSF: \$557
 Valuated Price: \$1,499,000
 Valuated PPSF: \$566

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: 166
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 5
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

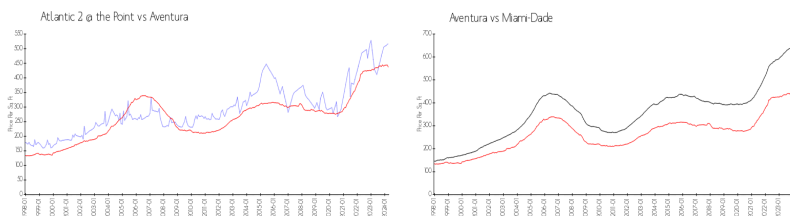
Atlantic II Condo Owner's Association
 305-933-9323

<http://www.atlanticiiatthepoint.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1706	2,640 sq ft	Apr 2024	\$1,520,000	\$576
1804	2,650 sq ft	Apr 2024	\$1,350,000	\$509
LPH 2902	2,190 sq ft	Mar 2024	\$980,000	\$447
1702	2,190 sq ft	Nov 2023	\$915,000	\$418
1101	2,640 sq ft	Jun 2023	\$1,150,000	\$436

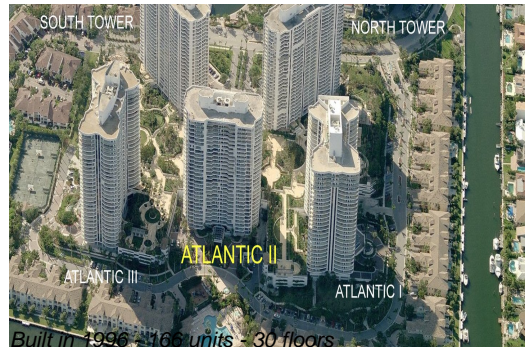
Market Information



Atlantic 2 @ the Point:	\$517/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Atlantic 2 @ the Point	2%
Aventura	5%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Atlantic 2 @ the Point

46 days

Aventura

89 days

Miami-Dade

81 days