

Unit 3105 - Atlantic 2 @ the Point

3105 - 21150 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11736579
 Status: Active
 Size: 2,190 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Other Parking,Valet Parking

View:
 List Price: \$989,000
 List PPSF: \$452
 Valuated Price: \$1,002,000
 Valuated PPSF: \$458

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: 8
 Building inventory for sale: 4%
 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: 0

Building Association Information

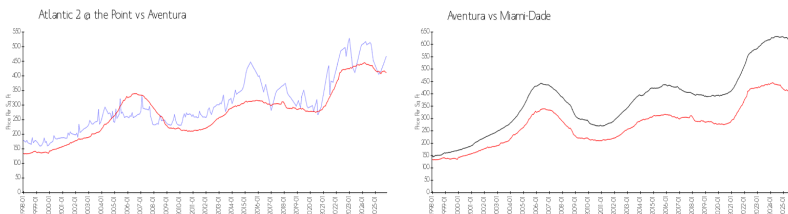
Atlantic II Condo Owner's Association
 305-933-9323

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1404	2,750 sq ft	Aug 2025	\$1,040,000	\$378
1101	2,640 sq ft	Aug 2025	\$1,000,000	\$379
1702	2,190 sq ft	Aug 2025	\$900,000	\$411
2603	2,750 sq ft	Jun 2025	\$1,225,000	\$445
2705	2,190 sq ft	Apr 2025	\$835,000	\$381

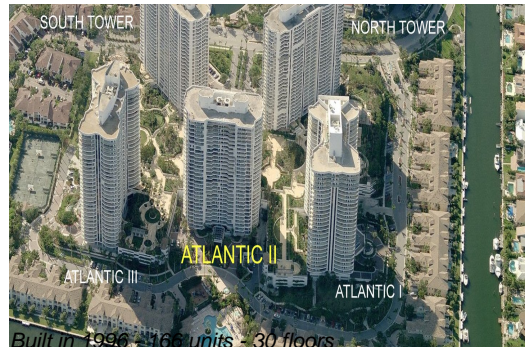
Market Information



Atlantic 2 @ the Point:	\$467/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Atlantic 2 @ the Point	5%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Atlantic 2 @ the Point	106 days
Aventura	98 days
Miami-Dade	77 days