

# Unit 3000 Marcos Dr # P206 - Point East IV

3000 Marcos Dr # P206 - 3000 Marcos Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                                        |
|-----------------|----------------------------------------|
| MLS Number:     | A11758483                              |
| Status:         | Active                                 |
| Size:           | 1,083 Sq ft.                           |
| Bedrooms:       | 2                                      |
| Full Bathrooms: | 2                                      |
| Half Bathrooms: | 0                                      |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View:           |                                        |
| List Price:     | \$279,900                              |
| List PPSF:      | \$258                                  |
| Valuated Price: | \$248,000                              |
| Valuated PPSF:  | \$229                                  |

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:                         | 317 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 5   |
| Building inventory for sale:             | 1%  |
| Number of sales over the last 12 months: | 13  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 3   |

## Building Association Information

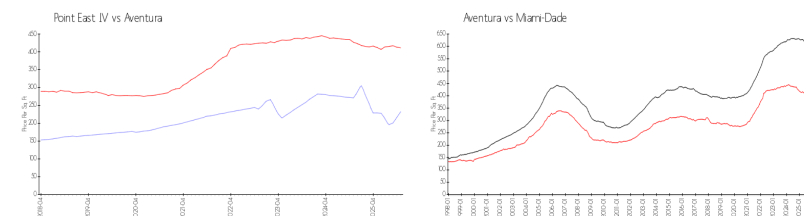
Point East Four Association  
3030 Marcos Dr  
Aventura FL33160

<https://www.pointeast4.com/home/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| R310   | 768 sq ft   | Nov 2025     | \$132,000  | \$172 |
| T-412  | 768 sq ft   | Nov 2025     | \$180,000  | \$234 |
| P311   | 768 sq ft   | Oct 2025     | \$140,000  | \$182 |
| T504   | 1,027 sq ft | Sep 2025     | \$210,000  | \$204 |
| S311   | 768 sq ft   | Aug 2025     | \$150,000  | \$195 |

## Market Information

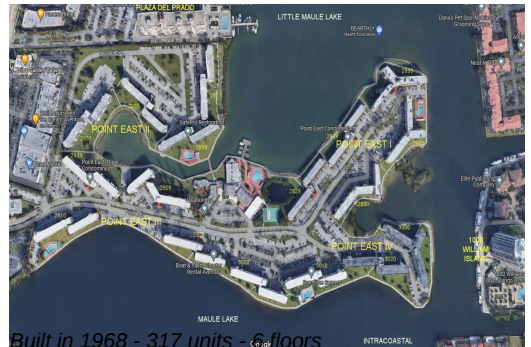


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Point East IV: | \$233/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:      | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Point East IV | 2% |
| Aventura      | 6% |
| Miami-Dade    | 4% |

## Avg. Time to Close Over Last 12 Months



Point East IV  
Aventura  
Miami-Dade

73 days  
98 days  
77 days