

# Unit 406 - Atlantic 2 @ the Point

406 - 21150 Point Pl, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11843762
Status:	Active
Size:	2,640 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$1,199,000
List PPSF:	\$454
Valuated Price:	\$1,185,000
Valuated PPSF:	\$449

*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

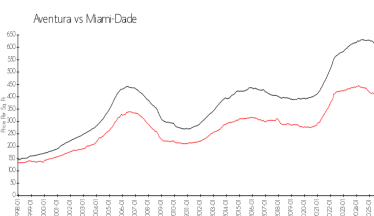
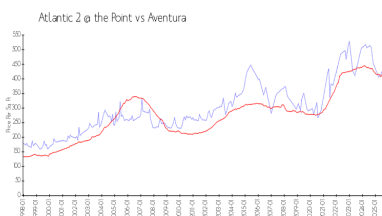
Atlantic II Condo Ownerâ€™s Association  
305-933-9323

<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

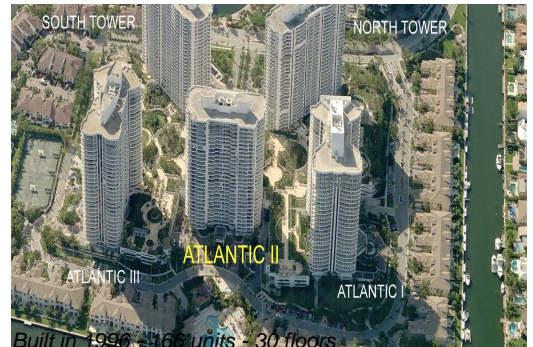


Atlantic 2 @ the Point:	\$461/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## 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

Aventura

Miami-Dade

106 days

98 days

77 days