

Unit 1403 - Atlantic 3 @ the Point

1403 - 21050 Point Pl, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11845964
 Status: Active
 Size: 2,690 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,150,000
 List PPSF: \$428
 Valuated Price: \$1,015,000
 Valuated PPSF: \$377

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: 12
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 3
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

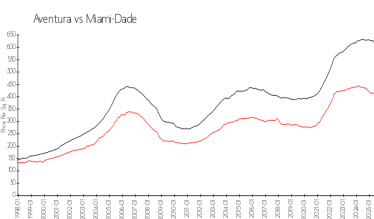
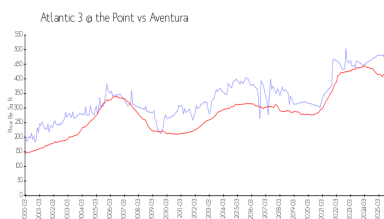
Atlantic III at The Point Condominium Association, Inc.
 305 692-8901

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1505	2,970 sq ft	Dec 2025	\$1,400,000	\$471
1006	2,440 sq ft	Jul 2025	\$1,090,000	\$447
1204	2,970 sq ft	Feb 2025	\$1,350,000	\$455

Market Information



Atlantic 3 @ the Point:	\$409/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Atlantic 3 @ the Point	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Atlantic 3 @ the Point	140 days
Aventura	98 days

