

Unit 401 - Atlantic 3 @ the Point

401 - 21050 Point PI, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11905941
Status:	Active
Size:	2,080 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Additional Spaces Available,Assigned Parking,Valet Parking
View:	
List Price:	\$749,000
List PPSF:	\$360
Valuated Price:	\$710,000
Valuated PPSF:	\$341

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

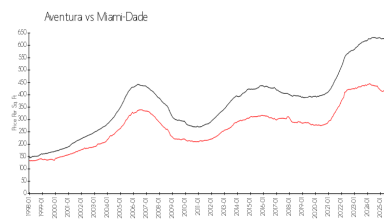
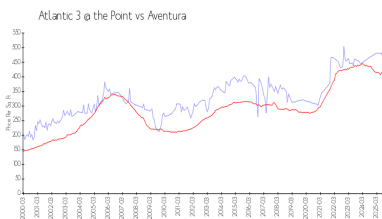
Atlantic III at The Point Condominium Association, Inc.
305 692-8901

<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
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Aventura
Miami-Dade

98 days
77 days