

# Unit 702 - Atlantic 3 @ the Point

702 - 21050 Point Pl, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11907539  
 Status: Active  
 Size: 2,720 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Electric Vehicle Charging Station, Valet Parking

View:  
 List Price: \$1,159,000  
 List PPSF: \$426  
 Valuated Price: \$957,000  
 Valuated PPSF: \$352

*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

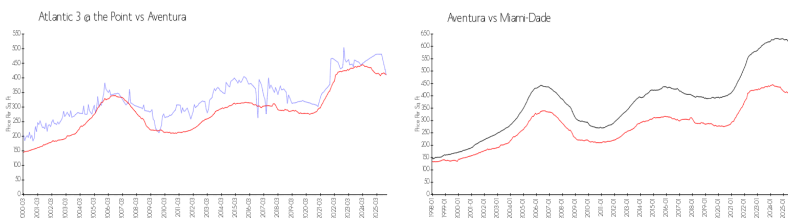
Atlantic III at The Point Condominium Association, Inc.  
 305 692-8901

<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

Aventura

Miami-Dade

140 days

98 days

77 days