

# Unit 2905 Point East Dr # L503 - Point East III

2905 Point East Dr # L503 - 2903 Point East Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                            |
|-----------------|----------------------------|
| MLS Number:     | RX-11073832                |
| Status:         | Active                     |
| Size:           | 768 Sq ft.                 |
| Bedrooms:       | 1                          |
| Full Bathrooms: | 1                          |
| Half Bathrooms: | 1                          |
| Parking Spaces: | Assigned, Guest            |
| View:           | Intracoastal, Lagoon, Lake |
| List Price:     | \$200,000                  |
| List PPSF:      | \$260                      |
| Valuated Price: | \$146,000                  |
| Valuated PPSF:  | \$190                      |

*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:                         | 324 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 14  |
| Building inventory for sale:             | 4%  |
| Number of sales over the last 12 months: | 9   |
| Number of sales over the last 6 months:  | 4   |
| Number of sales over the last 3 months:  | 2   |

## Building Association Information

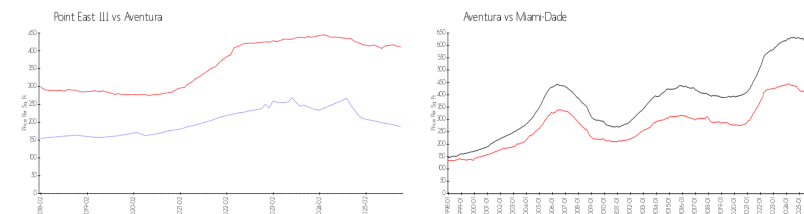
Point East Three Condominium Corp., Inc  
 2895 Point East Drive  
 Aventura, FL 33160  
 Tel. 305-931-3960 Ext. 3  
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<https://www.pointeastthreecondominium.com/>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| L116   | 1,083 sq ft | Nov 2025     | \$180,000  | \$166 |
| M511   | 768 sq ft   | Nov 2025     | \$155,000  | \$202 |
| N-407  | 777 sq ft   | Jul 2025     | \$195,000  | \$251 |
| N307   | 777 sq ft   | Jul 2025     | \$191,500  | \$246 |
| K209   | 768 sq ft   | May 2025     | \$135,000  | \$176 |

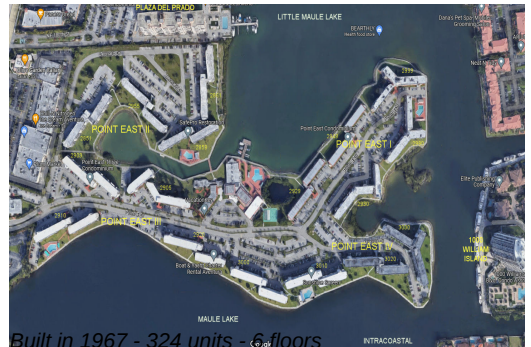
## Market Information



|                 |               |             |               |
|-----------------|---------------|-------------|---------------|
| Point East III: | \$188/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:       | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

## Inventory for Sale

|                |    |
|----------------|----|
| Point East III | 4% |
| Aventura       | 6% |
| Miami-Dade     | 4% |



**Avg. Time to Close Over Last 12 Months**

|                |         |
|----------------|---------|
| Point East III | 81 days |
| Aventura       | 98 days |
| Miami-Dade     | 77 days |