

Unit 2851 Leonard Dr # J101 - Point East II

2851 Leonard Dr # J101 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11589560
Status:	Closed
Size:	1,083 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$305,000
List PPSF:	\$282
Valuated Price:	\$227,000
Valuated PPSF:	\$210

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:	312
Number of active listings for rent:	0
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

Building Association Information

Point East Two
Condominium Corporation, Inc
2895 Point East Drive
Aventura, FL 33160
?Telephone: 305 931 3960 Ext-2
Fax: 305 931 6892

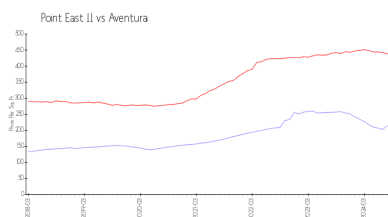
pointeasttwo@yahoo.com

<https://www.pointeasttwocondominiums.com/>

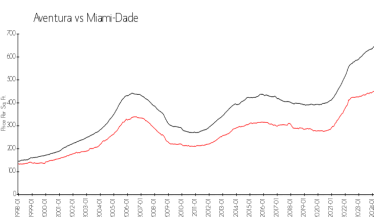
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
G512	768 sq ft	Sep 2024	\$170,000	\$221
J101	1,083 sq ft	Aug 2024	\$285,000	\$263
F509	768 sq ft	Aug 2024	\$125,000	\$163
F608	763 sq ft	Jun 2024	\$150,000	\$197
J414	960 sq ft	May 2024	\$203,000	\$211

Market Information



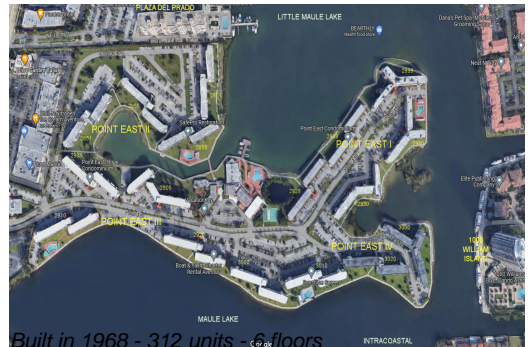
Point East II: \$215/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

Point East II 3%



Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Point East II	45 days
Aventura	99 days
Miami-Dade	85 days