

Unit 2851 Leonard Dr # J305 - Point East II

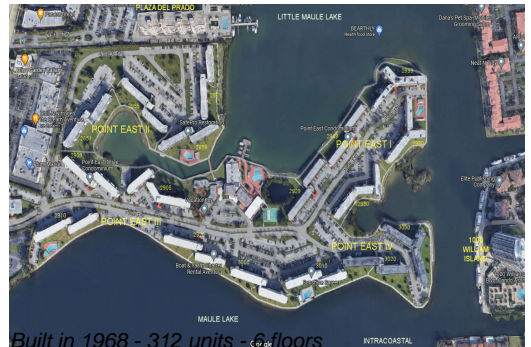
2851 Leonard Dr # J305 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11620143 |
| Status: | Active |
| Size: | 768 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Additional Spaces Available,Assigned Parking |

| | |
|-----------------|-----------|
| View: | |
| List Price: | \$175,000 |
| List PPSF: | \$228 |
| Valuated Price: | \$164,000 |
| Valuated PPSF: | \$214 |

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

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|--|-----|
| 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

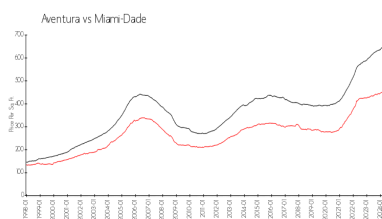
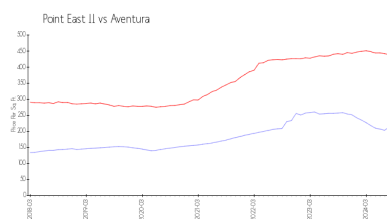
pointeasttwo@yahoo.com

<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 | 101 days |
| Miami-Dade | 85 days |