

Unit 2855 Leonard Dr # H109 - Point East II

2855 Leonard Dr # H109 - 2851 Leonard Dr, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--|
| MLS Number: | A11441584 |
| Status: | Active |
| Size: | 768 Sq ft. |
| Bedrooms: | 1 |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking,Guest Parking |
| View: | |
| List Price: | \$175,000 |
| List PPSF: | \$228 |
| Valuated Price: | \$159,000 |
| Valuated PPSF: | \$207 |

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: | 11 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 0 |

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

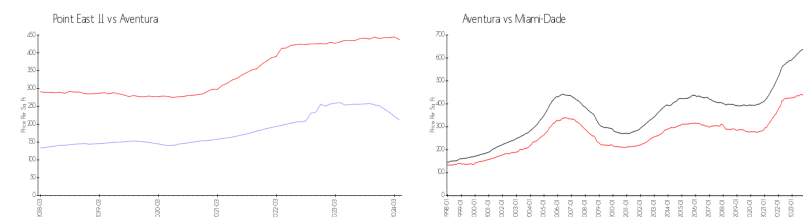
pointeasttwo@yahoo.com

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| J506 | 1,083 sq ft | Jan 2024 | \$255,000 | \$235 |
| F203 | 763 sq ft | Jan 2024 | \$190,000 | \$249 |
| H106 | 965 sq ft | Dec 2023 | \$236,000 | \$245 |
| H212 | 768 sq ft | Dec 2023 | \$190,000 | \$247 |
| H311 | 763 sq ft | Oct 2023 | \$196,000 | \$257 |

Market Information



| | | | |
|----------------|---------------|-------------|---------------|
| Point East II: | \$212/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$695/sq. ft. |



Inventory for Sale

| | |
|---------------|----|
| Point East II | 4% |
| Aventura | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|---------------|---------|
| Point East II | 43 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |