

# Unit 2705 - Mystic Pointe Tower 200

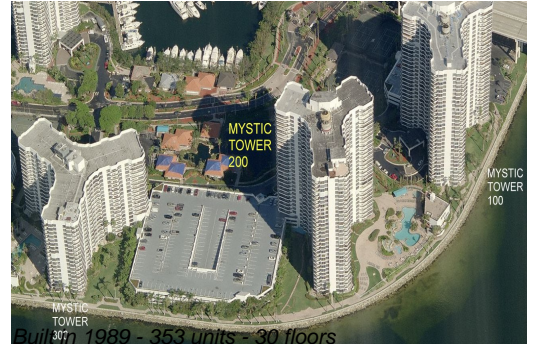
2705 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number:	A11511040
Status:	Active
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$510,000
List PPSF:	\$375
Valuated Price:	\$626,000
Valuated PPSF:	\$460

*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:	353
Number of active listings for rent:	11
Number of active listings for sale:	9
Building inventory for sale:	2%
Number of sales over the last 12 months:	24
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	8

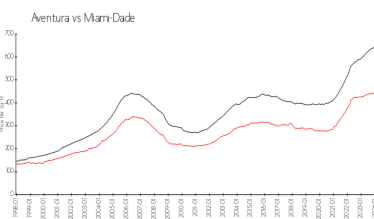
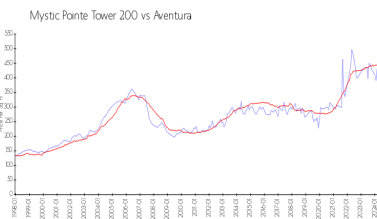
## Building Association Information

Mystic Pointe Tower 200 Condominium  
(305)933-9042 & (305) 933-9531

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1708	1,447 sq ft	May 2024	\$600,000	\$415
1805	1,361 sq ft	Apr 2024	\$465,000	\$342
1501	1,694 sq ft	Apr 2024	\$932,000	\$550
3008	1,447 sq ft	Apr 2024	\$735,000	\$508
1603	1,181 sq ft	Apr 2024	\$455,000	\$385

## Market Information



Mystic Pointe Tower 200:	\$418/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 200	3%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 200  
Aventura  
Miami-Dade

62 days  
89 days  
81 days