

Unit 303 - Mystic Pointe Tower 100

303 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11512290
 Status: Active
 Size: 1,183 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$470,000
 List PPSF: \$397
 Valuated Price: \$394,000
 Valuated PPSF: \$333

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: 282
 Number of active listings for rent: 3
 Number of active listings for sale: 7
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 3

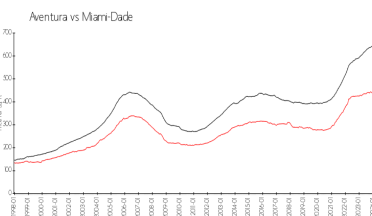
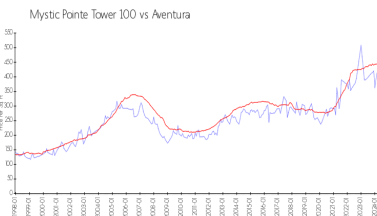
Building Association Information

Mystic Pointe Tower 100 Condominium
 305-932-9169 & (305) 935-6812
 Property Manager home telephone 954-437-8602

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 2501 | 1,353 sq ft | Apr 2024 | \$610,000 | \$451 |
| 105 | 1,403 sq ft | Apr 2024 | \$472,000 | \$336 |
| 304 | 857 sq ft | Apr 2024 | \$280,000 | \$327 |
| 2403 | 1,183 sq ft | Feb 2024 | \$490,000 | \$414 |
| 909 | 1,365 sq ft | Jan 2024 | \$360,000 | \$264 |
| 1404 | 857 sq ft | Jan 2024 | \$357,000 | \$417 |

Market Information



Mystic Pointe Tower 100: \$388/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 100: 2%
 Aventura: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Mystic Pointe Tower 100 | 88 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |