

# Unit 1210 - Mystic Pointe Tower 200

1210 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11514517  
 Status: Active  
 Size: 1,091 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$439,000  
 List PPSF: \$402  
 Valuated Price: \$371,000  
 Valuated PPSF: \$340

*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

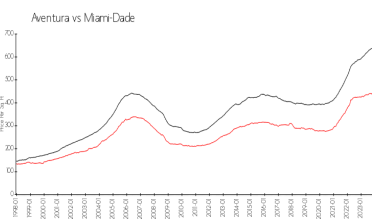
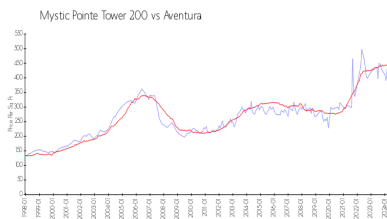
## Building Association Information

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.  
 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	62 days
Aventura	89 days
Miami-Dade	81 days