

# Unit 807 - Mystic Pointe Tower 100

807 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11538826
Status:	Active
Size:	1,083 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$389,000
List PPSF:	\$359
Valuated Price:	\$341,000
Valuated PPSF:	\$315

*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

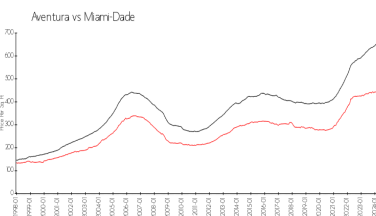
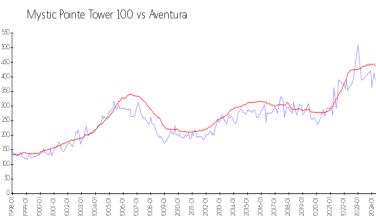
## Building Association Information

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