

# Unit 1606 - Mystic Pointe Tower 200

1606 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11570670  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View: Bay,Garden View,Lagoon,Ocean View  
 Rental Price: \$3,600  
 List PPSF: \$3  
 Valuated Price: \$535,000  
 Valuated PPSF: \$393

*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.*

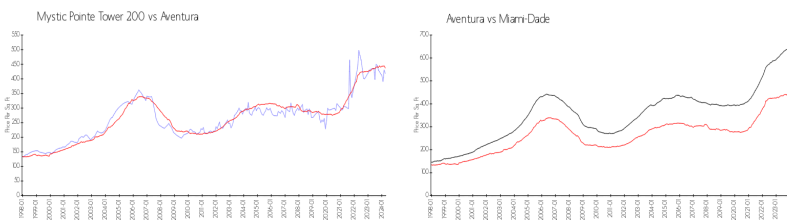
## Building Information

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

## Market Information



Mystic Pointe Tower 200: \$418/sq. ft.  
 Aventura: \$437/sq. ft.  
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 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

