

# Unit 2908 - Mystic Pointe Tower 200

2908 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11440998
Status:	Active
Size:	1,447 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$679,000
List PPSF:	\$469
Valuated Price:	\$744,000
Valuated PPSF:	\$514

*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:	10
Number of sales over the last 3 months:	8

## Building Association Information

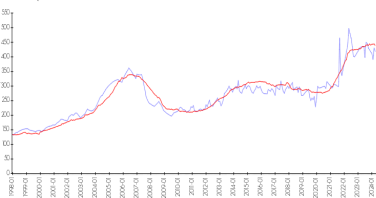
Mystic Pointe Tower 200 Condominium  
 (305)933-9042 & (305) 933-9531

## Recent Sales

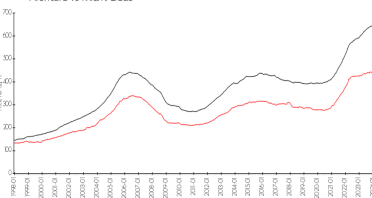
Unit #	Size	Closing Date	Sale Price	PPSF
1805	1,361 sq ft	Apr 2024	\$465,000	\$342
1501	1,694 sq ft	Apr 2024	\$932,000	\$550
3008	1,447 sq ft	Apr 2024	\$735,000	\$508
1603	1,181 sq ft	Apr 2024	\$455,000	\$385
1508	1,447 sq ft	Mar 2024	\$640,000	\$442
2612	1,694 sq ft	Mar 2024	\$920,000	\$543
1208	1,447 sq ft	Mar 2024	\$663,500	\$459

## Market Information

Mystic Pointe Tower 200 vs Aventura



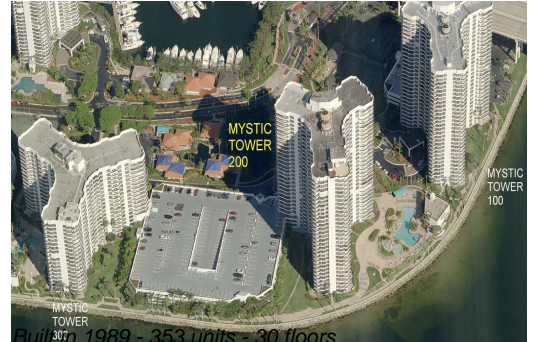
Aventura vs Miami-Dade



Mystic Pointe Tower 200:	\$418/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 200	3%
Aventura	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Mystic Pointe Tower 200	63 days
Aventura	87 days
Miami-Dade	81 days