

Unit 2607 - Mystic Pointe Tower 200

2607 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11478592
 Status: Active
 Size: 1,447 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$630,000
 List PPSF: \$435
 Valuated Price: \$628,000
 Valuated PPSF: \$434

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

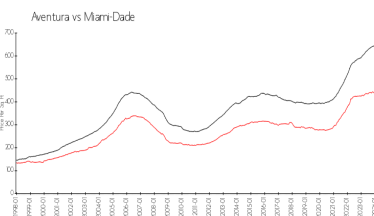
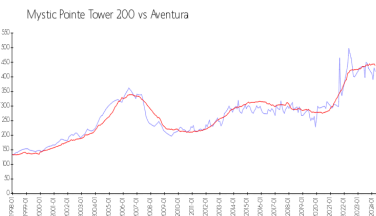
Building Association Information

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: \$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