

Unit 2309 - Mystic Pointe Tower 100

2309 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11557210
 Status: Active
 Size: 1,365 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$765,000
 List PPSF: \$560
 Valuated Price: \$619,000
 Valuated PPSF: \$453

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: 5
 Building inventory for sale: 1%
 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: 4

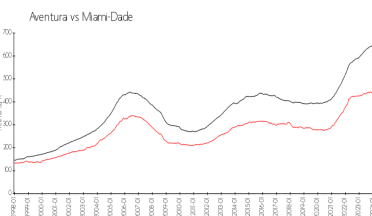
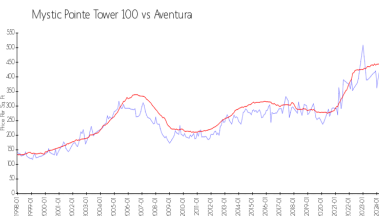
Building Association Information

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: \$433/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Mystic Pointe Tower 100: 2%
 Aventura: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 100	88 days
Aventura	87 days
Miami-Dade	81 days