

Unit 2206 - Mystic Pointe Tower 200

2206 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11595717
 Status: Active
 Size: 1,361 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$660,000
 List PPSF: \$485
 Valuated Price: \$588,000
 Valuated PPSF: \$432

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: 14
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 20
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 6

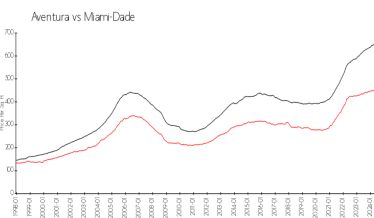
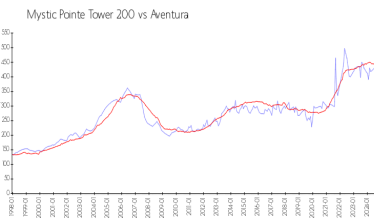
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
412	1,694 sq ft	Aug 2024	\$1,170,000	\$691
2811	1,365 sq ft	Aug 2024	\$605,000	\$443
2908	1,447 sq ft	Jun 2024	\$660,000	\$456
3005	1,361 sq ft	Jun 2024	\$585,000	\$430
2512	1,694 sq ft	Jun 2024	\$855,000	\$505
1210	1,091 sq ft	Jun 2024	\$390,000	\$357

Market Information



Mystic Pointe Tower 200: \$433/sq. ft.
 Aventura: \$439/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Mystic Pointe Tower 200: 4%
 Aventura: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 200	80 days
Aventura	97 days
Miami-Dade	84 days