

Unit 2605 - Mystic Pointe Tower 100

2605 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11595919 |
| Status: | Active |
| Size: | 1,403 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$540,000 |
| List PPSF: | \$385 |
| Valuated Price: | \$597,000 |
| Valuated PPSF: | \$426 |

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

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|--|-----|
| Number of units: | 282 |
| Number of active listings for rent: | 3 |
| Number of active listings for sale: | 11 |
| Building inventory for sale: | 3% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 5 |
| Number of sales over the last 3 months: | 0 |

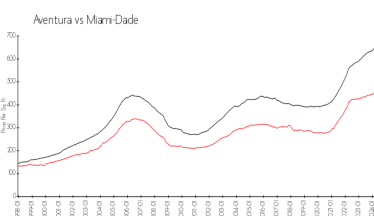
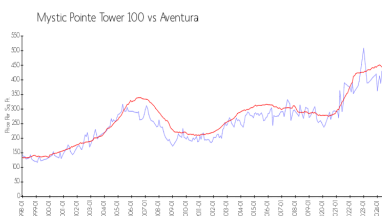
Building Association Information

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 |
|--------|-------------|--------------|------------|-------|
| 2908 | 1,183 sq ft | Jun 2024 | \$430,000 | \$363 |
| 607 | 1,083 sq ft | May 2024 | \$370,000 | \$342 |
| 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 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 100: | \$394/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$696/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Mystic Pointe Tower 100 | 4% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months

| | |
|-------------------------|---------|
| Mystic Pointe Tower 100 | 74 days |
| Aventura | 99 days |

