

# 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: \$650,000  
 Valuated PPSF: \$463

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 5

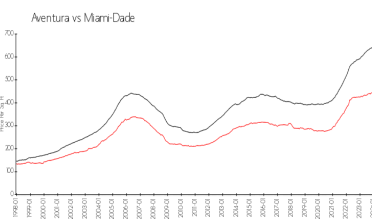
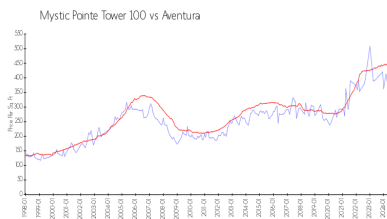
## Building Association Information

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: \$429/sq. ft.  
 Aventura: \$437/sq. ft.  
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 Miami-Dade: \$705/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	73 days
Aventura	91 days
Miami-Dade	82 days