

# Unit 3011 - Mystic Pointe Tower 200

3011 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11604315
Status:	Active
Size:	1,365 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$649,000
List PPSF:	\$475
Valuated Price:	\$659,000
Valuated PPSF:	\$483

*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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	12
Number of sales over the last 3 months:	3

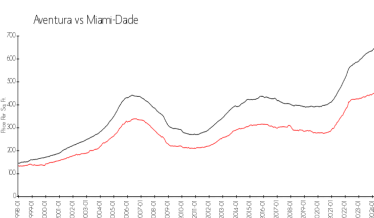
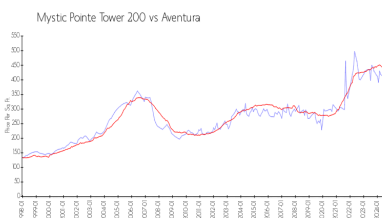
## Building Association Information

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
911	1,365 sq ft	Aug 2024	\$565,000	\$414
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:	\$407/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 200	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 200	80 days
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Aventura  
Miami-Dade

101 days  
85 days