

Unit 1405 - Mystic Pointe Tower 200

1405 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180



Unit Information

MLS Number: A11624982
 Status: Active
 Size: 1,361 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Covered Parking,Valet Parking
 View:
 List Price: \$670,000
 List PPSF: \$492
 Valuated Price: \$557,000
 Valuated PPSF: \$409

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: 22
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 21
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

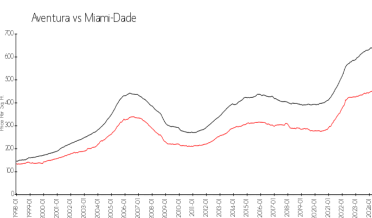
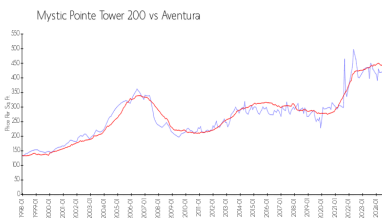
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 3004 | 1,181 sq ft | Nov 2024 | \$530,000 | \$449 |
| 2003 | 1,181 sq ft | Oct 2024 | \$535,000 | \$453 |
| 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 |

Market Information



| | | | |
|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 200: | \$423/sq. ft. | Aventura: | \$434/sq. ft. |
| Aventura: | \$434/sq. ft. | Miami-Dade: | \$694/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 200: 81 days
 Aventura: 101 days
 Miami-Dade: 86 days

