

# Unit 703 - Mystic Pointe Tower 100

703 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11656430  
 Status: Active  
 Size: 1,183 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 List Price: \$450,000  
 List PPSF: \$380  
 Valuated Price: \$409,000  
 Valuated PPSF: \$346

*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: 15  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

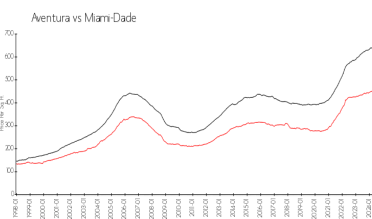
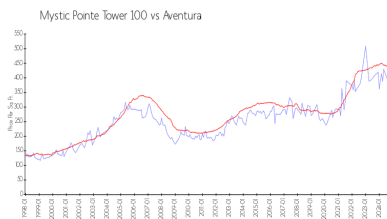
## Building Association Information

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
1901	1,353 sq ft	Oct 2024	\$600,000	\$443
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: \$387/sq. ft.  
 Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 100: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 100  
Aventura  
Miami-Dade

71 days  
101 days  
86 days