

# Unit 2009 - Mystic Pointe Tower 200

2009 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11661684
Status:	Active Under Contract
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$449,000
List PPSF:	\$380
Valuated Price:	\$480,000
Valuated PPSF:	\$406

*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:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	23
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

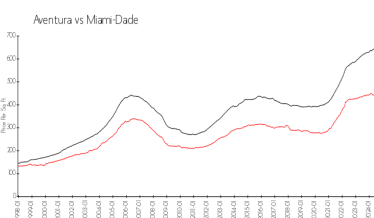
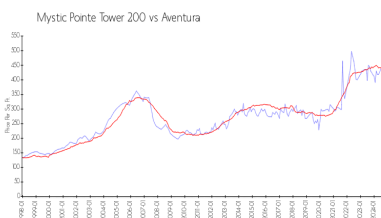
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2302	1,365 sq ft	Dec 2024	\$396,250	\$290
2604	1,181 sq ft	Dec 2024	\$340,000	\$288
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:	\$415/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 200	7%
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

107 days  
89 days