

# 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: 24  
 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

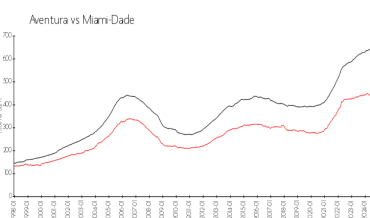
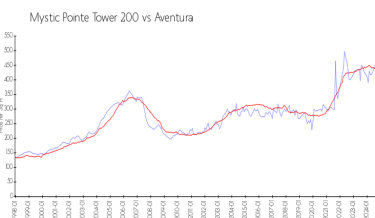
## Building Association Information

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



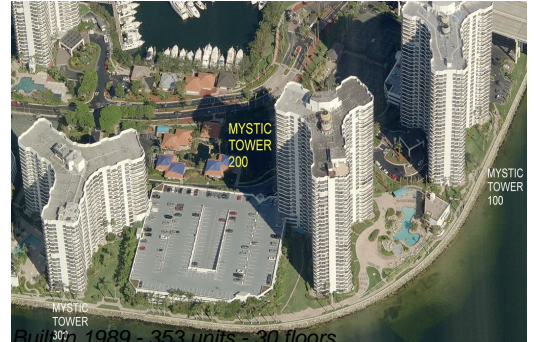
Mystic Pointe Tower 200: \$415/sq. ft.  
 Aventura: \$433/sq. ft.  
 Aventura: \$433/sq. ft.  
 Miami-Dade: \$693/sq. ft.

## 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



Aventura  
Miami-Dade

107 days  
89 days