

Unit 2501 - Mystic Pointe Tower 200

2501 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11680609
 Status: Active
 Size: 1,694 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$949,000
 List PPSF: \$560
 Valuated Price: \$847,000
 Valuated PPSF: \$500

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

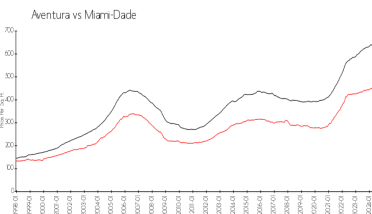
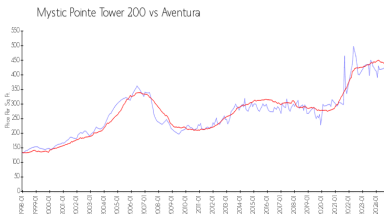
Building Association Information

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.
 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