

Unit 2704 - Mystic Pointe Tower 200

2704 - 19101 NE 36 Ct, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11797744
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$548,000
List PPSF:	\$464
Valuated Price:	\$416,000
Valuated PPSF:	\$352

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:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	20
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	7

Building Association Information

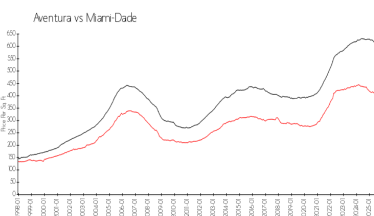
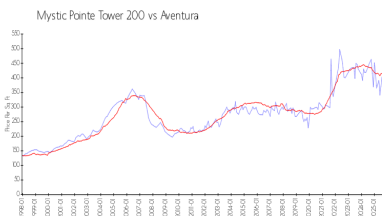
Mystic Pointe Tower 200 Condominium
(305)933-9042 & (305) 933-9531

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1110	1,091 sq ft	Dec 2025	\$325,000	\$298
307	1,447 sq ft	Dec 2025	\$355,000	\$245
2405	1,361 sq ft	Nov 2025	\$495,000	\$364
3011	1,365 sq ft	Nov 2025	\$525,000	\$385
3101	1,694 sq ft	Oct 2025	\$665,000	\$393

Market Information



Mystic Pointe Tower 200:	\$336/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Mystic Pointe Tower 200	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 200
Aventura
Miami-Dade

90 days
98 days
77 days