

Unit 2304 - Mystic Pointe Tower 100

2304 - 19195 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11886965
Status: Active
Size: 857 Sq ft.
Bedrooms: 1
Full Bathrooms: 1
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking

View:
List Price: \$399,000
List PPSF: \$466
Valuated Price: \$349,000
Valuated PPSF: \$407

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: 13
Building inventory for sale: 4%
Number of sales over the last 12 months: 13
Number of sales over the last 6 months: 3
Number of sales over the last 3 months: 1

Building Association Information

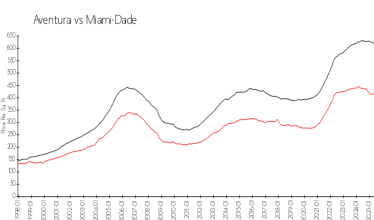
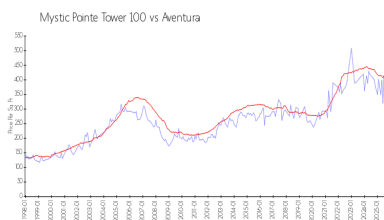
Mystic Pointe Tower 100 Condominium
305-932-9169 & (305) 935-6812
Property Manager home telephone 954-437-8602

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1407	1,083 sq ft	Oct 2025	\$325,000	\$300
1909	1,365 sq ft	Aug 2025	\$460,000	\$337
3008	1,183 sq ft	Jul 2025	\$550,000	\$465
2907	1,083 sq ft	Jun 2025	\$350,000	\$323
501	1,353 sq ft	May 2025	\$450,000	\$333
909	1,365 sq ft	May 2025	\$665,000	\$487
2605	1,403 sq ft	May 2025	\$480,000	\$342

Market Information



Mystic Pointe Tower 100:	\$390/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/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	69 days
Aventura	98 days
Miami-Dade	77 days