

Unit PH2 - Mystic Pointe Tower 400

PH2 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11450563
Status:	Active
Size:	1,353 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$515,000
List PPSF:	\$381
Valuated Price:	\$573,000
Valuated PPSF:	\$485

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:	308
Number of active listings for rent:	8
Number of active listings for sale:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

Building Association Information

Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<http://www.mysticpointe400.com/>

Recent Sales

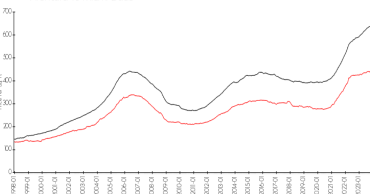
Unit #	Size	Closing Date	Sale Price	PPSF
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512
3605	1,464 sq ft	Jan 2024	\$650,000	\$444
2904	1,380 sq ft	Jan 2024	\$470,000	\$341
1105	1,464 sq ft	Dec 2023	\$560,000	\$383

Market Information

Mystic Pointe Tower 400 vs Aventura



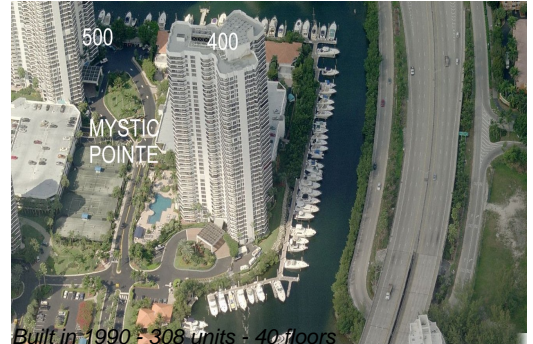
Aventura vs Miami-Dade



Mystic Pointe Tower 400:	\$385/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400	6%
Aventura	5%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	146 days
Aventura	89 days
Miami-Dade	81 days