

Unit 3106 - Mystic Pointe Tower 500

3106 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11467099
Status:	Active
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Bay,Intracoastal View,Ocean View
Rental Price:	\$3,750
List PPSF:	\$3
Valuated Price:	\$634,000
Valuated PPSF:	\$466

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

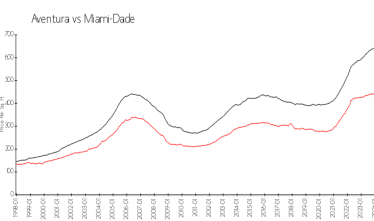
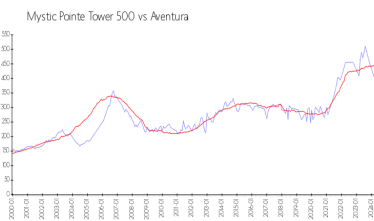
Number of units:	483
Number of active listings for rent:	11
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

Mystic Pointe Tower 500 Condominium
(305) 935-6953

<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

Market Information



Mystic Pointe Tower 500:	\$464/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 500	3%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	100 days
Aventura	89 days
Miami-Dade	81 days

