

Unit 304 - Mystic Pointe Tower 400

304 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11475595
 Status: Active
 Size: 1,380 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$559,000
 List PPSF: \$405
 Valuated Price: \$413,000
 Valuated PPSF: \$303

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: 17
 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

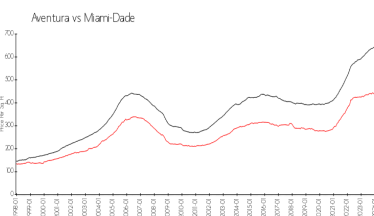
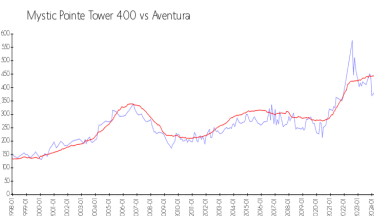
Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<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

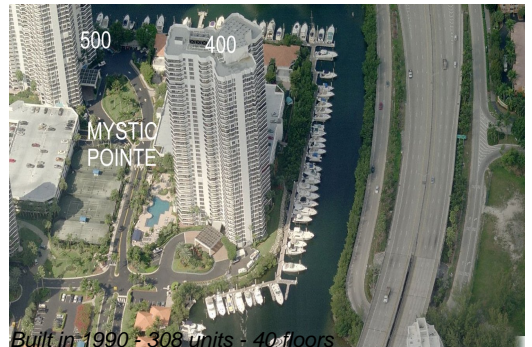
Market Information



Mystic Pointe Tower 400: \$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	149 days
Aventura	89 days
Miami-Dade	81 days