

# Unit LPH7 - Mystic Pointe Tower 400

LPH7 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11511095
Status:	Active
Size:	1,353 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$519,000
List PPSF:	\$384
Valuated Price:	\$519,000
Valuated PPSF:	\$439

*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:	15
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

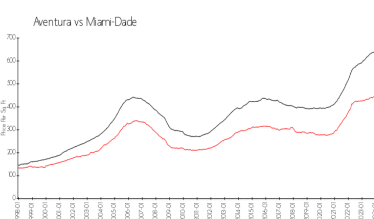
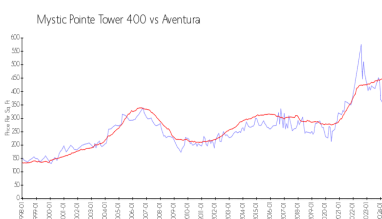
Mystic Pointe Tower 400 Condominium  
(305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,464 sq ft	May 2024	\$490,000	\$335
PH2	1,353 sq ft	May 2024	\$440,000	\$325
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

## Market Information



Mystic Pointe Tower 400:	\$337/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

**Avg. Time to Close Over Last 12 Months**

Mystic Pointe Tower 400	154 days
Aventura	89 days
Miami-Dade	81 days