

# Unit 705 - Mystic Pointe Tower 600

705 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number: A11553644  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$465,000  
 List PPSF: \$342  
 Valuated Price: \$386,000  
 Valuated PPSF: \$284

*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: 249  
 Number of active listings for rent: 7  
 Number of active listings for sale: 11  
 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



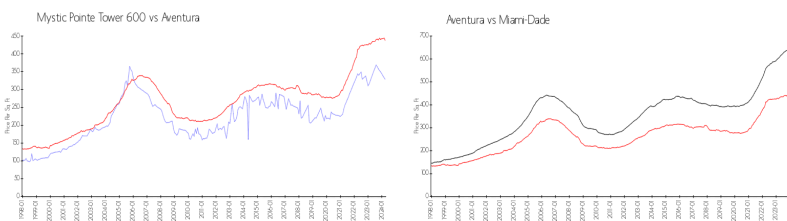
## Building Association Information

Mystic Pointe Tower 600 Condominium  
 (305) 932-4165

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
910	1,181 sq ft	Mar 2024	\$345,000	\$292
508	1,361 sq ft	Mar 2024	\$360,000	\$265
2102	1,181 sq ft	Mar 2024	\$390,000	\$330
PH2	1,181 sq ft	Feb 2024	\$390,000	\$330
1506	1,181 sq ft	Feb 2024	\$350,000	\$296
2001	1,361 sq ft	Feb 2024	\$510,000	\$375

## Market Information



Mystic Pointe Tower 600: \$328/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 600: 4%  
 Aventura: 5%  
 Miami-Dade: 3%

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

Mystic Pointe Tower 600	86 days
Aventura	89 days
Miami-Dade	81 days