

# Unit LPH5 - Mystic Pointe Tower 600

LPH5 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11560829  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Covered Parking,Valet Parking  
 View:  
 List Price: \$545,000  
 List PPSF: \$400  
 Valuated Price: \$458,000  
 Valuated PPSF: \$337

*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

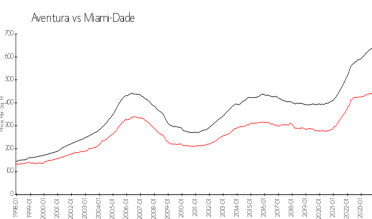
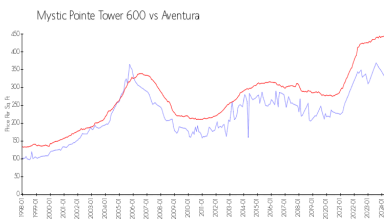
## Building Association Information

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 |

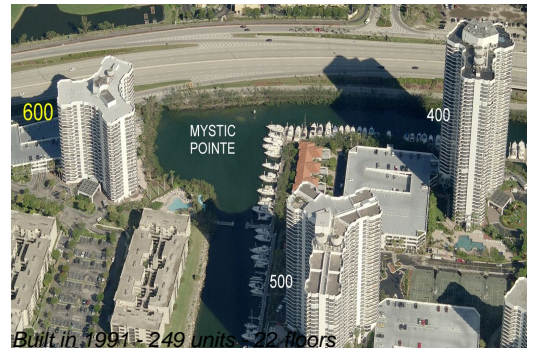
## Market Information



Mystic Pointe Tower 600: \$328/sq. ft.  
 Aventura: \$437/sq. ft.  
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 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 |