

Unit 1213 - Mystic Pointe Tower 500

1213 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11568875
 Status: Active
 Size: 1,091 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$575,000
 List PPSF: \$527
 Valuated Price: \$491,000
 Valuated PPSF: \$450

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

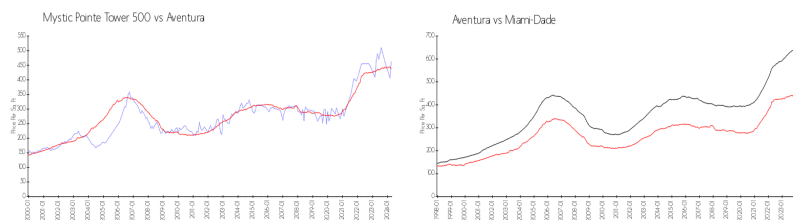
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,336 sq ft	Apr 2024	\$580,000	\$434
2009	1,447 sq ft	Mar 2024	\$500,000	\$346
910	1,447 sq ft	Feb 2024	\$599,900	\$415
2510	1,447 sq ft	Feb 2024	\$610,000	\$422
2608	1,181 sq ft	Jan 2024	\$540,000	\$457
1004	1,181 sq ft	Jan 2024	\$565,000	\$478

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