

Unit 1404 - Mystic Pointe Tower 600

1404 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11576549
Status:	Pending
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$485,000
List PPSF:	\$356
Valuated Price:	\$484,000
Valuated PPSF:	\$356

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:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

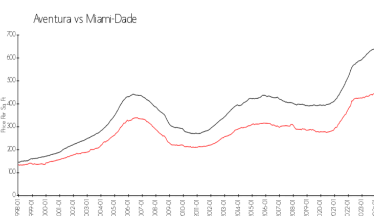
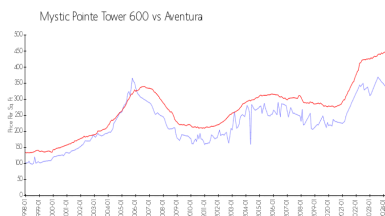
Building Association Information

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:	\$329/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/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	88 days
Aventura	89 days
Miami-Dade	81 days