

# Unit 314 - Mystic Pointe Tower 300

314 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	F10428468
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Intracoastal View
List Price:	\$475,000
List PPSF:	\$413
Valuated Price:	\$339,000
Valuated PPSF:	\$295

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:	310
Number of active listings for rent:	6
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	3

## Building Association Information

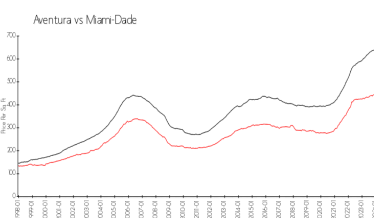
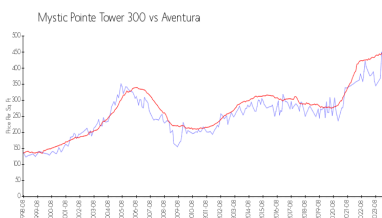
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.  
305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1512	1,353 sq ft	May 2024	\$480,000	\$355
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438
1115	1,050 sq ft	Jan 2024	\$460,000	\$438
1702	1,150 sq ft	Aug 2023	\$410,000	\$357

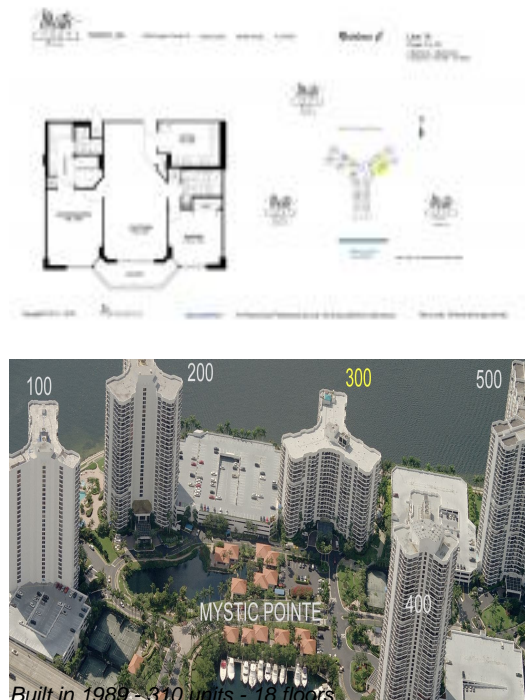
## Market Information



Mystic Pointe Tower 300:	\$328/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 300	3%
Aventura	5%
Miami-Dade	3%



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

Mystic Pointe Tower 300	93 days
Aventura	89 days
Miami-Dade	81 days