

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: \$483,000
 Valuated PPSF: \$355

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

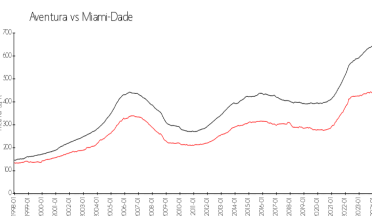
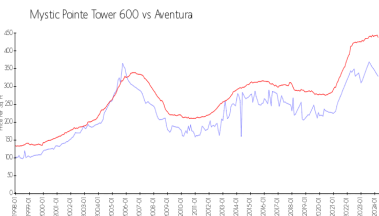
Building Association Information

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: \$695/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