

Unit 2602 - Mystic Pointe Tower 500

2602 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11714166
 Status: Active
 Size: 1,365 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$590,000
 List PPSF: \$432
 Valuated Price: \$499,000
 Valuated PPSF: \$366

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: 30
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

Building Association Information

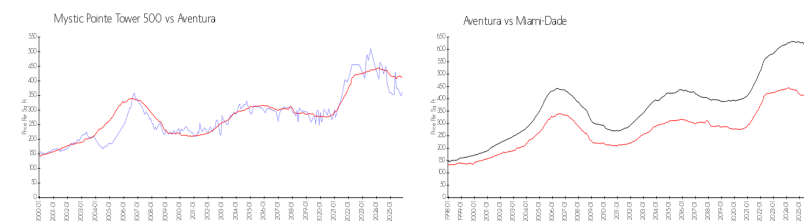
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1508	1,181 sq ft	Oct 2025	\$330,000	\$279
601	1,694 sq ft	Oct 2025	\$725,000	\$428
808	1,181 sq ft	Oct 2025	\$330,000	\$279
914	1,365 sq ft	Jul 2025	\$370,000	\$271
512	1,181 sq ft	Jun 2025	\$327,500	\$277
415	1,694 sq ft	Jun 2025	\$735,000	\$434

Market Information



Mystic Pointe Tower 500:	\$362/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Mystic Pointe Tower 500	6%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	103 days
Aventura	98 days
Miami-Dade	77 days