

Unit 1608 - Mystic Pointe Tower 600

1608 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11763984 |
| Status: | Active |
| Size: | 1,361 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | 0 |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$420,000 |
| List PPSF: | \$309 |
| Valuated Price: | \$314,000 |
| Valuated PPSF: | \$231 |

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

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| Number of units: | 249 |
| Number of active listings for rent: | 7 |
| Number of active listings for sale: | 15 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 4 |
| Number of sales over the last 3 months: | 3 |

Building Association Information

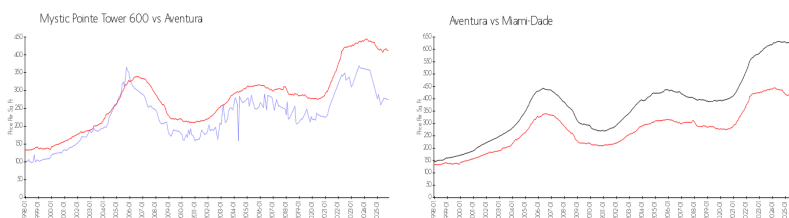
Mystic Pointe Tower 600 Condominium
(305) 932-4165

<https://>

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|------------|-------|
| 311 | 1,181 sq ft | Nov 2025 | \$305,000 | \$258 |
| PH10 | 1,181 sq ft | Nov 2025 | \$340,600 | \$288 |
| 1502 | 1,181 sq ft | Nov 2025 | \$293,140 | \$248 |
| 210 | 1,181 sq ft | Jul 2025 | \$300,000 | \$254 |
| 1902 | 1,181 sq ft | Apr 2025 | \$315,000 | \$267 |

Market Information



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|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 600: | \$274/sq. ft. | Aventura: | \$411/sq. ft. |
| Aventura: | \$411/sq. ft. | Miami-Dade: | \$671/sq. ft. |

Inventory for Sale

| | |
|-------------------------|----|
| Mystic Pointe Tower 600 | 6% |
| Aventura | 6% |
| Miami-Dade | 4% |

Avg. Time to Close Over Last 12 Months



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|-------------------------|----------|
| Mystic Pointe Tower 600 | 133 days |
| Aventura | 98 days |
| Miami-Dade | 77 days |