

# Unit LPH7 - Mystic Pointe Tower 600

LPH7 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11863461  
 Status: Active  
 Size: 1,181 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Guest Parking

View:  
 List Price: \$450,000  
 List PPSF: \$381  
 Valuated Price: \$368,000  
 Valuated PPSF: \$312

*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: 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

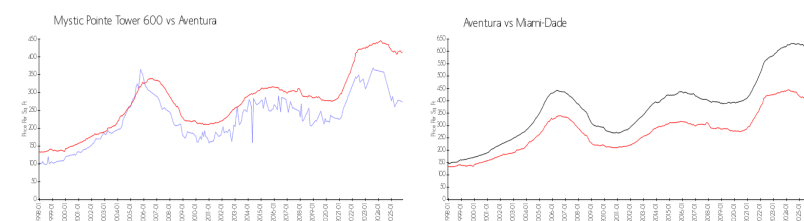
Mystic Pointe Tower 600 Condominium  
 (305) 932-4165

<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

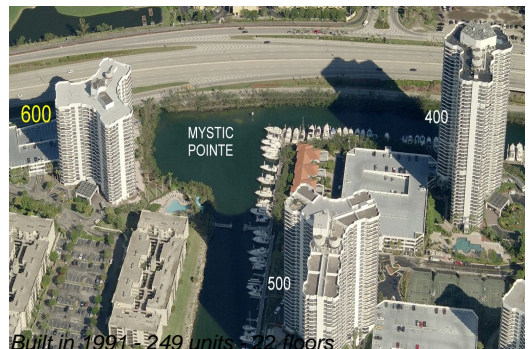


Mystic Pointe Tower 600:	\$274/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



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