

# Unit 3206 - Mystic Pointe Tower 500

3206 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11865399  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:  
 List Price: \$675,000  
 List PPSF: \$496  
 Valuated Price: \$500,000  
 Valuated PPSF: \$367

*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

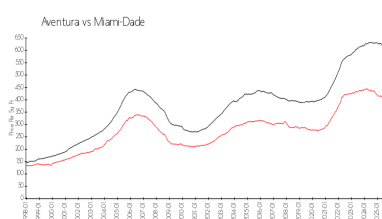
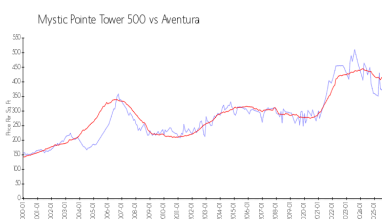
Mystic Pointe Tower 500 Condominium  
 (305) 935-6953

<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

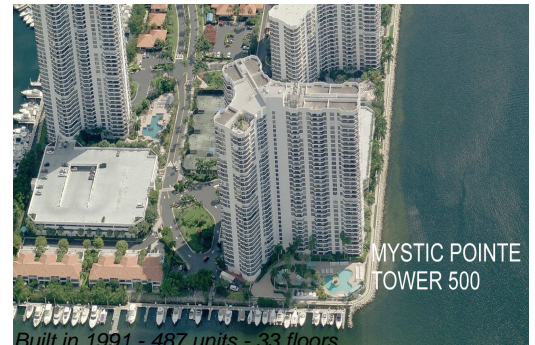


Mystic Pointe Tower 500: \$362/sq. ft.  
 Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.  
 Miami-Dade: \$671/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 500: 6%  
 Aventura: 6%



Miami-Dade	4%
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**Avg. Time to Close Over Last 12 Months**

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