

Unit 1804 - Mystic Pointe Tower 400

1804 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11918372
 Status: Active
 Size: 1,380 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$594,000
 List PPSF: \$430
 Valuated Price: \$466,000
 Valuated PPSF: \$342
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: 308
 Number of active listings for rent: 8
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 0

Building Association Information

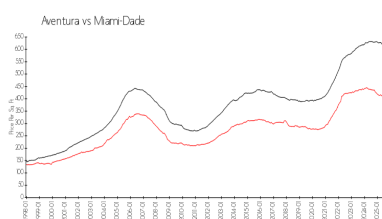
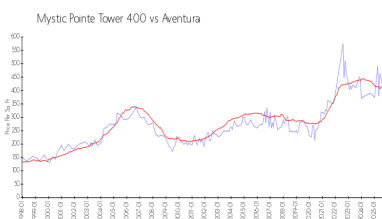
Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<https://www.mysticpointe400.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,464 sq ft	Sep 2025	\$370,000	\$253
3906	1,464 sq ft	Sep 2025	\$640,000	\$437
3504	1,380 sq ft	Jun 2025	\$684,000	\$496
2708	1,714 sq ft	May 2025	\$665,000	\$388
2507	1,353 sq ft	May 2025	\$450,000	\$333
3407	1,353 sq ft	May 2025	\$455,000	\$336

Market Information



Mystic Pointe Tower 400: \$373/sq. ft.
 Aventura: \$411/sq. ft.
 Miami-Dade: \$671/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400: 4%
 Aventura: 6%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	100 days
Aventura	98 days
Miami-Dade	77 days