

# Unit 3702 - Mystic Pointe Tower 400

3702 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11489963             |
| Status:         | Active                |
| Size:           | 1,353 Sq ft.          |
| Bedrooms:       | 2                     |
| Full Bathrooms: | 2                     |
| Half Bathrooms: |                       |
| Parking Spaces: | Valet Parking         |
| View:           | Ocean View,Other View |
| Rental Price:   | \$3,750               |
| List PPSF:      | \$3                   |
| Valuated Price: | \$527,000             |
| Valuated PPSF:  | \$446                 |

*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

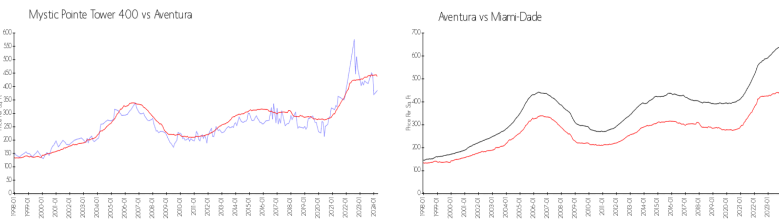
|  |     |
|--|-----|
| Number of units:                         | 308 |
| Number of active listings for rent:      | 8   |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 11  |
| Number of sales over the last 6 months:  | 6   |
| Number of sales over the last 3 months:  | 1   |

## Building Association Information

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

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

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 400: | \$385/sq. ft. | Aventura:   | \$437/sq. ft. |
| Aventura:                | \$437/sq. ft. | Miami-Dade: | \$695/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Mystic Pointe Tower 400 | 6% |
| Aventura                | 5% |
| Miami-Dade              | 3% |

## Avg. Time to Close Over Last 12 Months

|                         |          |
|-------------------------|----------|
| Mystic Pointe Tower 400 | 149 days |
| Aventura                | 89 days  |
| Miami-Dade              | 81 days  |

