

Unit 3302 - Mystic Pointe Tower 400

3302 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11499995
 Status: Active
 Size: 1,353 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces:
 View: Bay,Lake,Pool Area View
 Rental Price: \$3,900
 List PPSF: \$3
 Valuated Price: \$506,000
 Valuated PPSF: \$428

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

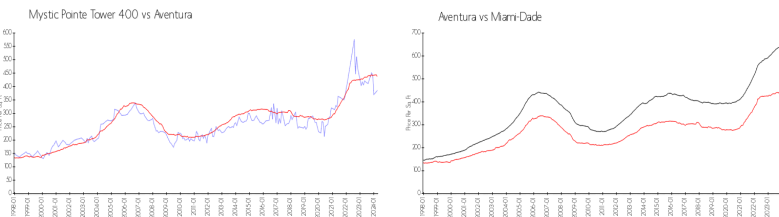
Number of units: 308
 Number of active listings for rent: 8
 Number of active listings for sale: 17
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 1

Building Association Information

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

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

Market Information



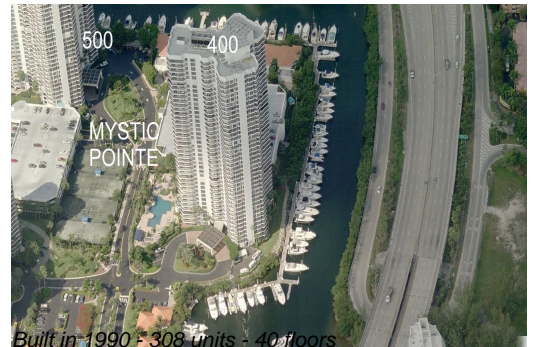
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|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 400: | \$385/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$695/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

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



Built in 1990 - 308 units - 40 floors