

# Unit 603 - Mystic Pointe Tower 600

603 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11285091
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$429,000
List PPSF:	\$363
Valuated Price:	\$356,000
Valuated PPSF:	\$301

*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:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

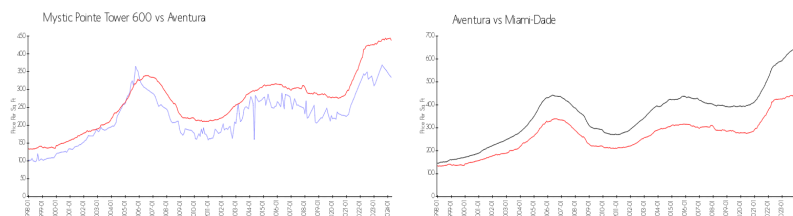
## Building Association Information

Mystic Pointe Tower 600 Condominium  
(305) 932-4165

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
910	1,181 sq ft	Mar 2024	\$345,000	\$292
508	1,361 sq ft	Mar 2024	\$360,000	\$265
2102	1,181 sq ft	Mar 2024	\$390,000	\$330
PH2	1,181 sq ft	Feb 2024	\$390,000	\$330
1506	1,181 sq ft	Feb 2024	\$350,000	\$296
2001	1,361 sq ft	Feb 2024	\$510,000	\$375

## Market Information



Mystic Pointe Tower 600:	\$334/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 600	4%
Aventura	4%
Miami-Dade	3%



**Avg. Time to Close Over Last 12 Months**

Mystic Pointe Tower 600	84 days
Aventura	87 days
Miami-Dade	81 days