

# Unit 1909 - Mystic Pointe Tower 600

1909 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number: A11354275  
 Status: Pending  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View: Intracoastal View, Ocean View, Water View  
 Rental Price: \$3,900  
 List PPSF: \$3  
 Valuated Price: \$507,000  
 Valuated PPSF: \$373

*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.*



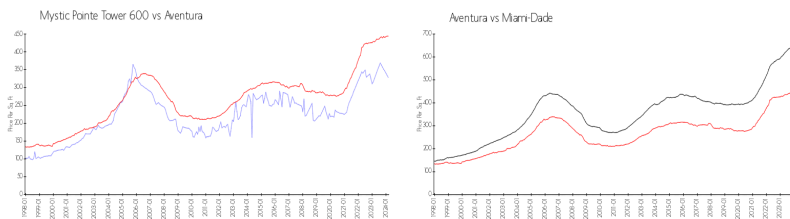
## Building Information

Number of units: 249  
 Number of active listings for rent: 7  
 Number of active listings for sale: 11  
 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

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 600: | \$328/sq. ft. | Aventura:   | \$444/sq. ft. |
| Aventura:                | \$444/sq. ft. | Miami-Dade: | \$703/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              | 80 days |