

# Unit PH2 - Mystic Pointe Tower 400

PH2 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11450563  
 Status: Active  
 Size: 1,353 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$515,000  
 List PPSF: \$381  
 Valuated Price: \$564,000  
 Valuated PPSF: \$478

*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: 12  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 12  
 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/>

## Recent Sales

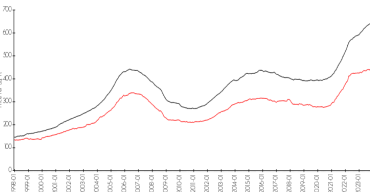
Unit #	Size	Closing Date	Sale Price	PPSF
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512
3605	1,464 sq ft	Jan 2024	\$650,000	\$444
2904	1,380 sq ft	Jan 2024	\$470,000	\$341
1105	1,464 sq ft	Dec 2023	\$560,000	\$383

## Market Information

Mystic Pointe Tower 400 vs Aventura



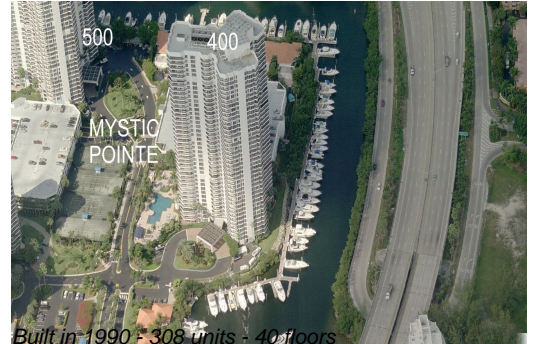
Aventura vs Miami-Dade



Mystic Pointe Tower 400: \$379/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400: 4%  
 Aventura: 4%  
 Miami-Dade: 3%



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

Mystic Pointe Tower 400	146 days
Aventura	87 days
Miami-Dade	81 days