

Unit 304 - Mystic Pointe Tower 400

304 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11475595
Status:	Active
Size:	1,380 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$559,000
List PPSF:	\$405
Valuated Price:	\$407,000
Valuated PPSF:	\$299

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

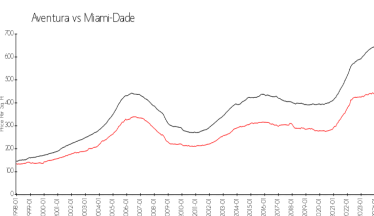
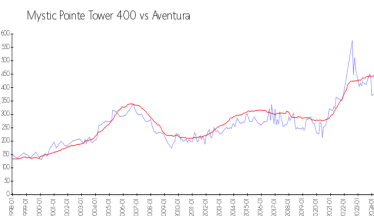
Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<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

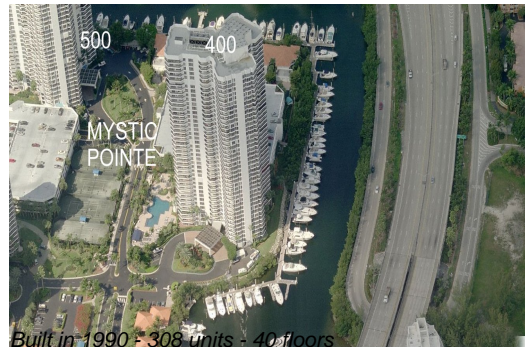
Market Information



Mystic Pointe Tower 400:	\$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