

# Unit 2308 - Mystic Pointe Tower 500

2308 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11476063
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$585,000
List PPSF:	\$495
Valuated Price:	\$576,000
Valuated PPSF:	\$488

*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:	483
Number of active listings for rent:	11
Number of active listings for sale:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

## Building Association Information

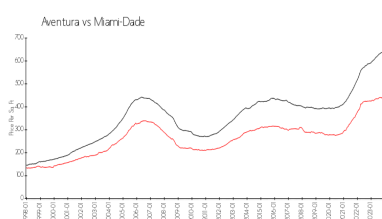
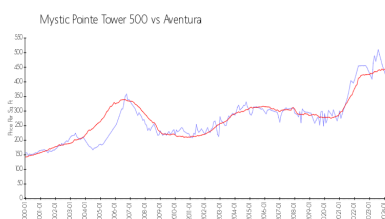
Mystic Pointe Tower 500 Condominium  
(305) 935-6953

<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2206	1,336 sq ft	Apr 2024	\$580,000	\$434
2009	1,447 sq ft	Mar 2024	\$500,000	\$346
910	1,447 sq ft	Feb 2024	\$599,900	\$415
2510	1,447 sq ft	Feb 2024	\$610,000	\$422
2608	1,181 sq ft	Jan 2024	\$540,000	\$457
1004	1,181 sq ft	Jan 2024	\$565,000	\$478

## Market Information



Mystic Pointe Tower 500:  
Aventura: \$437/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 500 3%



Aventura	5%
Miami-Dade	3%

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

Mystic Pointe Tower 500	100 days
Aventura	89 days
Miami-Dade	81 days