

# Unit 2604 - Mystic Pointe Tower 500

2604 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11478970  
 Status: Active  
 Size: 1,181 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$690,000  
 List PPSF: \$584  
 Valuated Price: \$553,000  
 Valuated PPSF: \$468

*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: 19  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

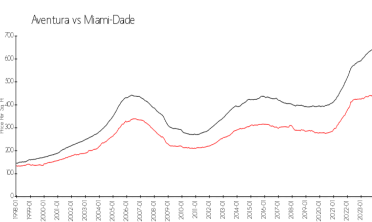
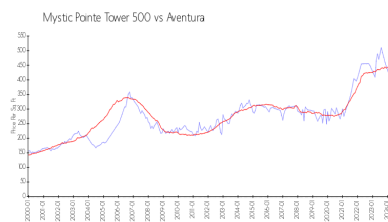
Mystic Pointe Tower 500 Condominium  
 (305) 935-6953

<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

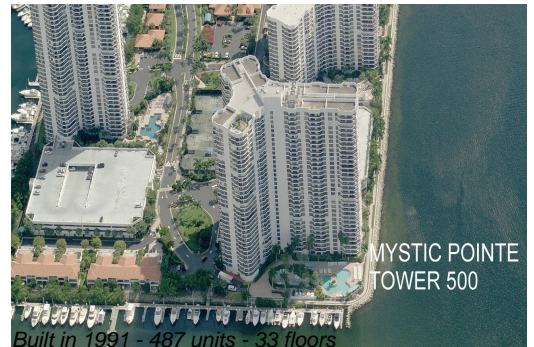
## Market Information



Mystic Pointe Tower 500: \$464/sq. ft.  
 Aventura: \$438/sq. ft.  
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 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 500 3%



Aventura	4%
Miami-Dade	3%

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

Mystic Pointe Tower 500	98 days
Aventura	87 days
Miami-Dade	81 days