

# Unit 1104 - Mystic Pointe Tower 600

1104 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11481307  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$497,000  
 List PPSF: \$365  
 Valuated Price: \$476,000  
 Valuated PPSF: \$350

*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: 10  
 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: 5

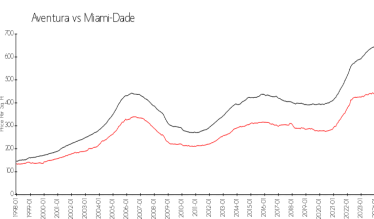
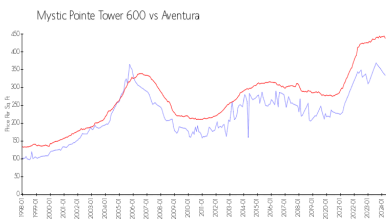
## Building Association Information

Mystic Pointe Tower 600 Condominium  
 (305) 932-4165

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
910	1,181 sq ft	Mar 2024	\$345,000	\$292
508	1,361 sq ft	Mar 2024	\$360,000	\$265
2102	1,181 sq ft	Mar 2024	\$390,000	\$330
PH2	1,181 sq ft	Feb 2024	\$390,000	\$330
1506	1,181 sq ft	Feb 2024	\$350,000	\$296
2001	1,361 sq ft	Feb 2024	\$510,000	\$375

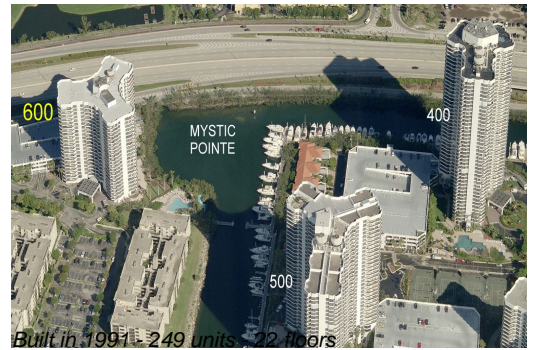
## Market Information



Mystic Pointe Tower 600: \$334/sq. ft.  
 Aventura: \$438/sq. ft.  
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 Miami-Dade: \$698/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	81 days