

Unit 1607 - Mystic Pointe Tower 600

1607 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11532648
 Status: Active
 Size: 1,181 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View:
 List Price: \$407,000
 List PPSF: \$345
 Valuated Price: \$414,000
 Valuated PPSF: \$351

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

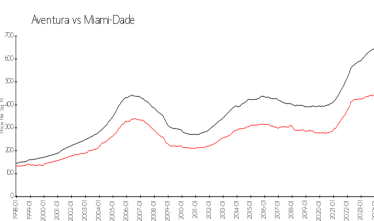
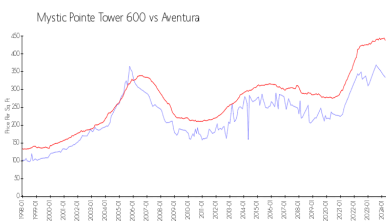
Building Association Information

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.
 Aventura: \$438/sq. ft.
 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 |