

Unit 3502 - Mystic Pointe Tower 400

3502 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11543070
 Status: Active
 Size: 1,353 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Other Parking
 View:
 List Price: \$545,000
 List PPSF: \$403
 Valuated Price: \$509,000
 Valuated PPSF: \$431

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

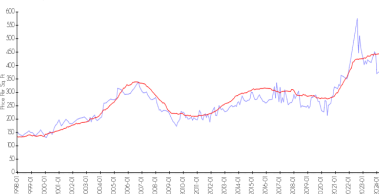
<http://www.mysticpointe400.com/>

Recent Sales

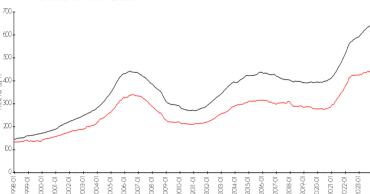
Unit #	Size	Closing Date	Sale Price	PPSF
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512
3605	1,464 sq ft	Jan 2024	\$650,000	\$444
2904	1,380 sq ft	Jan 2024	\$470,000	\$341
1105	1,464 sq ft	Dec 2023	\$560,000	\$383

Market Information

Mystic Pointe Tower 400 vs Aventura



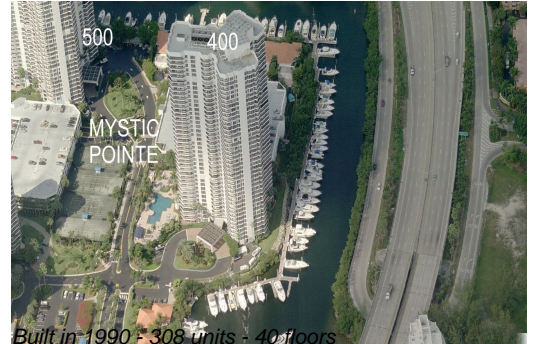
Aventura vs Miami-Dade



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