

Unit 1408 - Mystic Pointe Tower 300

1408 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11560112
 Status: Active
 Size: 1,150 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Assigned Parking, Valet Parking
 View:
 List Price: \$525,000
 List PPSF: \$457
 Valuated Price: \$456,000
 Valuated PPSF: \$397

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: 310
 Number of active listings for rent: 6
 Number of active listings for sale: 11
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

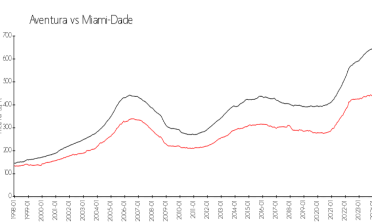
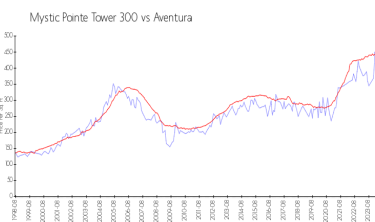
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.
 305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438
1115	1,050 sq ft	Jan 2024	\$460,000	\$438
1702	1,150 sq ft	Aug 2023	\$410,000	\$357
917	1,150 sq ft	Jul 2023	\$415,000	\$361
1404	792 sq ft	Jul 2023	\$345,000	\$436
1107	1,353 sq ft	Jul 2023	\$590,000	\$436

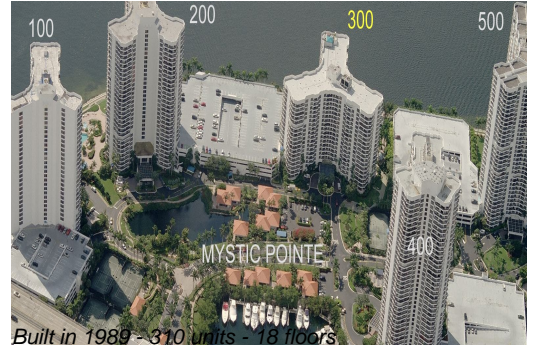
Market Information



Mystic Pointe Tower 300: \$378/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300 4%



Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 300	85 days
Aventura	87 days
Miami-Dade	81 days