

Unit 1904 - Mystic Pointe Tower 500

1904 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11578001
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:	\$625,000
List PPSF:	\$529
Valuated Price:	\$431,000
Valuated PPSF:	\$365

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:	13
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

Building Association Information

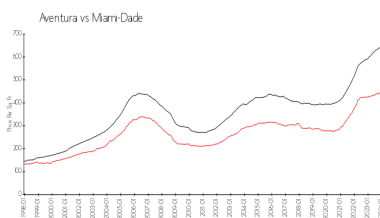
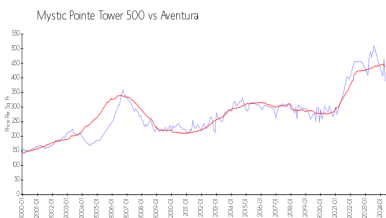
Mystic Pointe Tower 500 Condominium
(305) 935-6953

<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2110	1,447 sq ft	Jun 2024	\$625,000	\$432
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

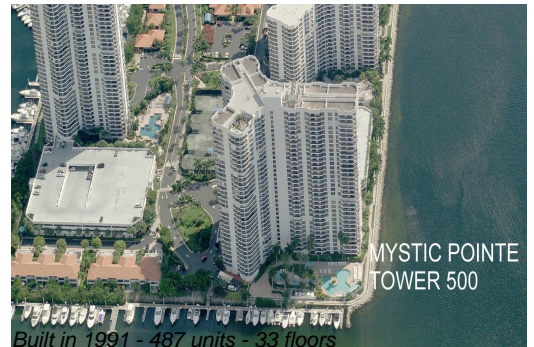
Market Information



Mystic Pointe Tower 500:	\$388/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/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	103 days
Aventura	91 days
Miami-Dade	82 days