

Unit 2603 - Mystic Pointe Tower 400

2603 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11600842
 Status: Temp Off Market
 Size: 1,380 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$595,000
 List PPSF: \$431
 Valuated Price: \$536,000
 Valuated PPSF: \$394

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

Building Association Information

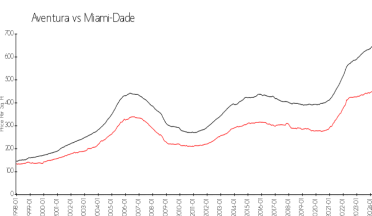
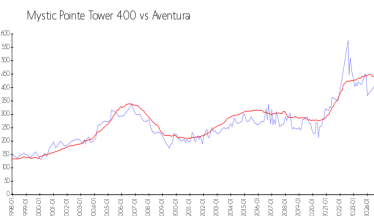
Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2505	1,464 sq ft	Sep 2024	\$565,000	\$386
2206	1,464 sq ft	May 2024	\$490,000	\$335
PH2	1,353 sq ft	May 2024	\$440,000	\$325
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512

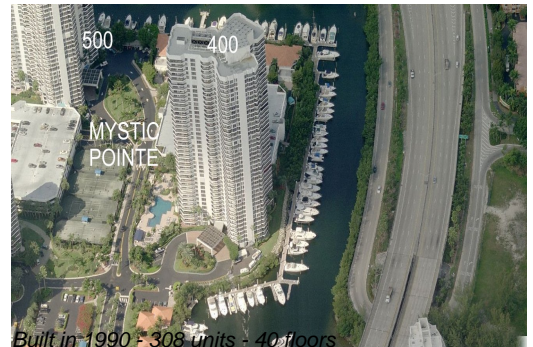
Market Information



Mystic Pointe Tower 400: \$408/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400: 5%
 Aventura: 6%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400

162 days

Aventura

97 days

Miami-Dade

84 days