

Unit 2006 - Mystic Pointe Tower 400

2006 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11601621
Status:	Active
Size:	1,464 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$624,900
List PPSF:	\$427
Valuated Price:	\$578,000
Valuated PPSF:	\$399

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

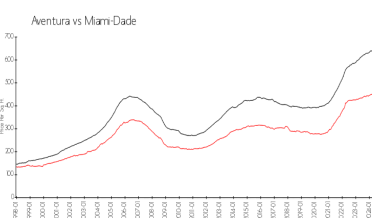
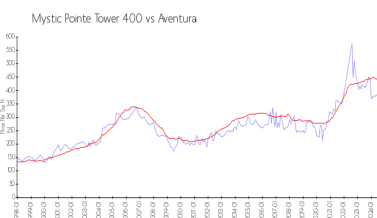
Mystic Pointe Tower 400 Condominium
(305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<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

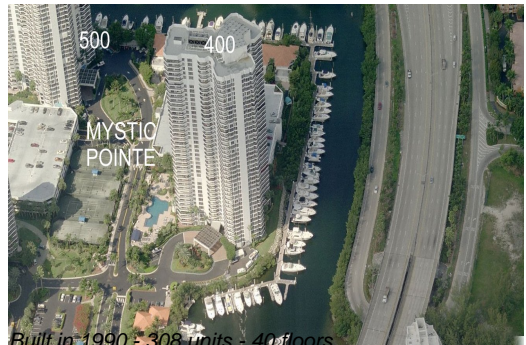


Mystic Pointe Tower 400:	\$390/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 1990 - 308 units - 40 floors

Mystic Pointe Tower 400	133 days
Aventura	99 days
Miami-Dade	85 days