

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:	\$597,000
Valuated PPSF:	\$413

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

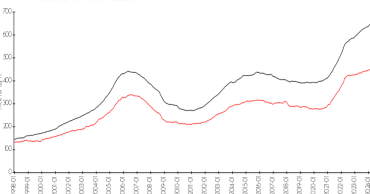
Unit #	Size	Closing Date	Sale Price	PPSF
2505	1,464 sq ft	Sep 2024	\$565,000	\$386
2206	1,464 sq ft	May 2024	\$490,000	\$335
PH2	1,353 sq ft	May 2024	\$440,000	\$325
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512

Market Information

Mystic Pointe Tower 400 vs Aventura



Aventura vs Miami-Dade



Mystic Pointe Tower 400:	\$403/sq. ft.	Aventura:	\$439/sq. ft.
Aventura:	\$439/sq. ft.	Miami-Dade:	\$697/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	98 days
Miami-Dade	84 days