

Unit 2313 - Mystic Pointe Tower 500

2313 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11602334
Status:	Active
Size:	1,091 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$570,000
List PPSF:	\$522
Valuated Price:	\$458,000
Valuated PPSF:	\$420

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:	15
Building inventory for sale:	3%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	5

Building Association Information

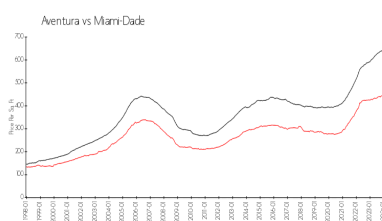
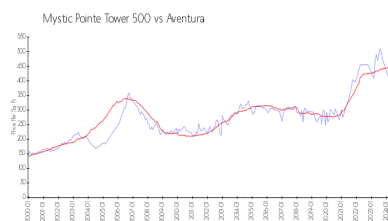
Mystic Pointe Tower 500 Condominium
(305) 935-6953

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1014	1,365 sq ft	Jun 2024	\$720,000	\$527
PH04	1,181 sq ft	Jun 2024	\$510,000	\$432
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

Market Information



Mystic Pointe Tower 500: \$388/sq. ft.
Aventura: \$437/sq. ft.

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Miami-Dade: \$705/sq. ft.

Inventory for Sale

Mystic Pointe Tower 500	3%
Aventura	4%



Miami-Dade	3%
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Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	108 days
Aventura	92 days
Miami-Dade	82 days