

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: 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

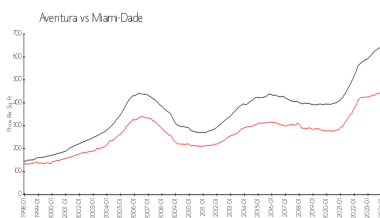
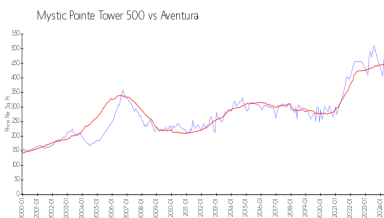
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

<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