

Unit PH10 - Mystic Pointe Tower 600

PH10 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11613951
 Status: Active
 Size: 1,181 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$490,000
 List PPSF: \$415
 Valuated Price: \$461,000
 Valuated PPSF: \$390

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: 249
 Number of active listings for rent: 7
 Number of active listings for sale: 18
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

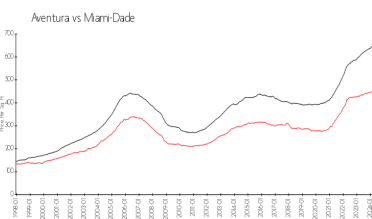
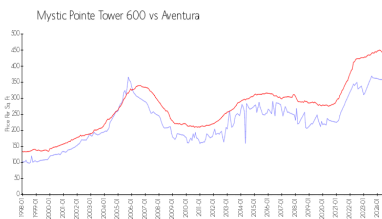
Building Association Information

Mystic Pointe Tower 600 Condominium
 (305) 932-4165

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	1,361 sq ft	Jun 2024	\$460,000	\$338
1404	1,361 sq ft	Jun 2024	\$480,000	\$353
411	1,181 sq ft	Jun 2024	\$465,000	\$394
910	1,181 sq ft	Mar 2024	\$345,000	\$292
508	1,361 sq ft	Mar 2024	\$360,000	\$265
2102	1,181 sq ft	Mar 2024	\$390,000	\$330

Market Information



Mystic Pointe Tower 600: \$331/sq. ft.
 Aventura: \$439/sq. ft.
 Aventura: \$439/sq. ft.
 Miami-Dade: \$697/sq. ft.

Inventory for Sale

Mystic Pointe Tower 600: 7%
 Aventura: 5%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 600	64 days
Aventura	97 days
Miami-Dade	84 days