

Unit 2605 - Mystic Pointe Tower 500

2605 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11614499
Status:	Active
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$618,000
List PPSF:	\$454
Valuated Price:	\$582,000
Valuated PPSF:	\$428

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:	22
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	4

Building Association Information

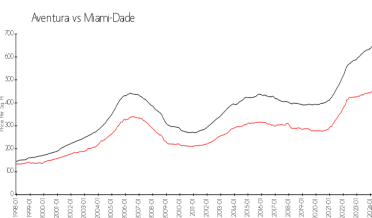
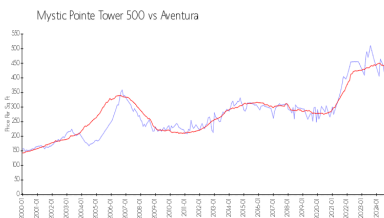
Mystic Pointe Tower 500 Condominium
(305) 935-6953

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2208	1,181 sq ft	Aug 2024	\$480,000	\$406
2707	1,181 sq ft	Aug 2024	\$410,000	\$347
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

Market Information



Mystic Pointe Tower 500:	\$403/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Mystic Pointe Tower 500	5%
Aventura	6%



Miami-Dade

4%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	127 days
Aventura	98 days
Miami-Dade	84 days