

# Unit 1608 - Mystic Pointe Tower 600

1608 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11617880
Status:	Active
Size:	1,361 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$470,000
List PPSF:	\$345
Valuated Price:	\$355,000
Valuated PPSF:	\$261

*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:	22
Building inventory for sale:	8%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

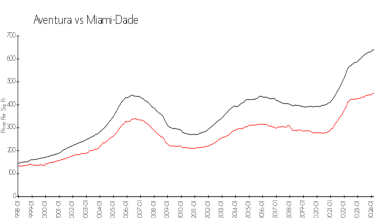
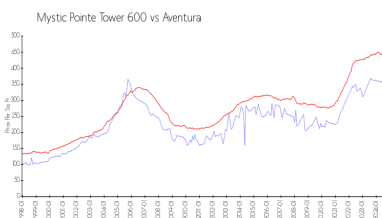
## Building Association Information

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:	\$311/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 600	9%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 600	66 days
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Aventura  
Miami-Dade

99 days  
85 days