

# Unit LPH7 - Mystic Pointe Tower 600

LPH7 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11621367  
 Status: Pending  
 Size: 1,181 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces:  
 View:  
 Rental Price: \$2,800  
 List PPSF: \$2  
 Valuated Price: \$417,000  
 Valuated PPSF: \$353

*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.*

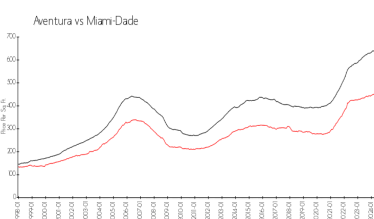
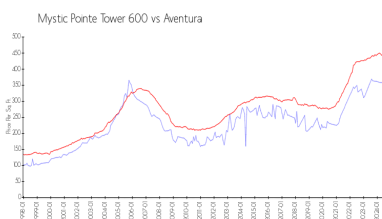
## Building Information

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

## 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
Aventura	99 days
Miami-Dade	85 days

