

Unit 2207 - Mystic Pointe Tower 500

2207 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11621712
 Status: Active
 Size: 1,181 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$535,000
 List PPSF: \$453
 Valuated Price: \$485,000
 Valuated PPSF: \$411

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: 23
 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: 3

Building Association Information

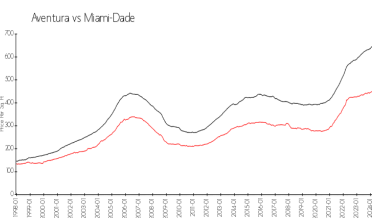
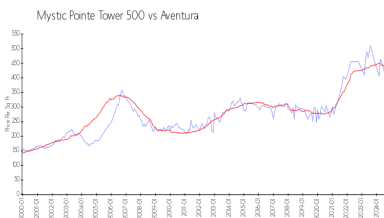
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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	97 days
Miami-Dade	84 days