

# 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:	\$515,000
List PPSF:	\$436
Valuated Price:	\$541,000
Valuated PPSF:	\$458

*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:	25
Building inventory for sale:	5%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

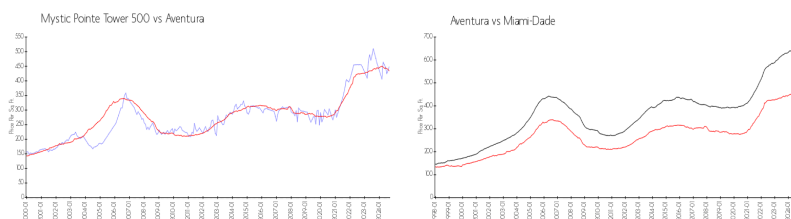
Mystic Pointe Tower 500 Condominium  
(305) 935-6953

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2415	1,694 sq ft	Oct 2024	\$840,000	\$496
2103	1,091 sq ft	Sep 2024	\$470,000	\$431
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: \$449/sq. ft.  
Aventura: \$434/sq. ft.

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Miami-Dade: \$694/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	121 days
Aventura	99 days
Miami-Dade	85 days