

# Unit 803 - Mystic Pointe Tower 400

803 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11621919  
 Status: Pending  
 Size: 1,380 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View: Canal, Intracoastal View  
 Rental Price: \$3,100  
 List PPSF: \$2  
 Valuated Price: \$448,000  
 Valuated PPSF: \$329

*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: 308  
 Number of active listings for rent: 8  
 Number of active listings for sale: 15  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

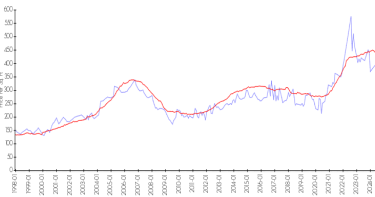
## Building Association Information

Mystic Pointe Tower 400 Condominium  
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

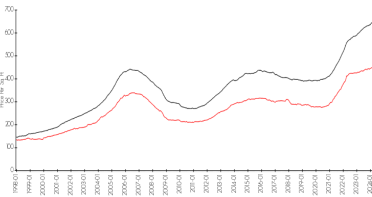
<http://www.mysticpointe400.com/>

## Market Information

Mystic Pointe Tower 400 vs Aventura



Aventura vs Miami-Dade



Mystic Pointe Tower 400:	\$408/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400	162 days
Aventura	98 days
Miami-Dade	84 days

