

Unit 407 - Mystic Pointe Tower 300

407 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11622767
 Status: Active
 Size: 1,353 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$599,995
 List PPSF: \$443
 Valuated Price: \$474,000
 Valuated PPSF: \$350

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: 310
 Number of active listings for rent: 6
 Number of active listings for sale: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

Building Association Information

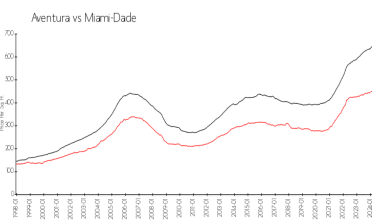
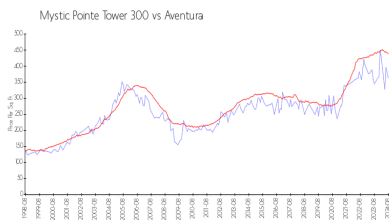
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.
 305-933-2636 & 300mgr@mystict300.com

<http://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1101	1,353 sq ft	Aug 2024	\$690,000	\$510
1914	1,150 sq ft	Jun 2024	\$480,000	\$417
1710	1,091 sq ft	May 2024	\$410,000	\$376
1512	1,353 sq ft	May 2024	\$480,000	\$355
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438

Market Information

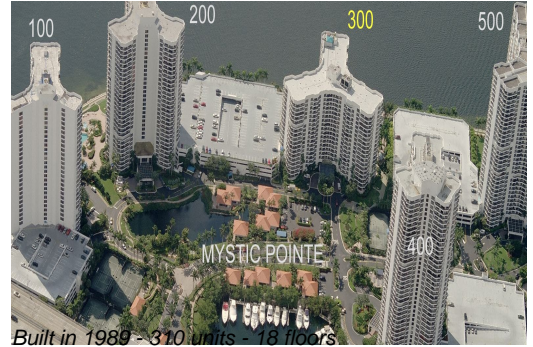


Mystic Pointe Tower 300: \$362/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300: 3%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 300
Aventura
Miami-Dade

76 days
101 days
85 days