

# Unit 2313 - Mystic Pointe Tower 500

2313 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11638310
Status:	Active
Size:	1,091 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Intracoastal View,Ocean View
Rental Price:	\$3,490
List PPSF:	\$3
Valuated Price:	\$530,000
Valuated PPSF:	\$486

*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

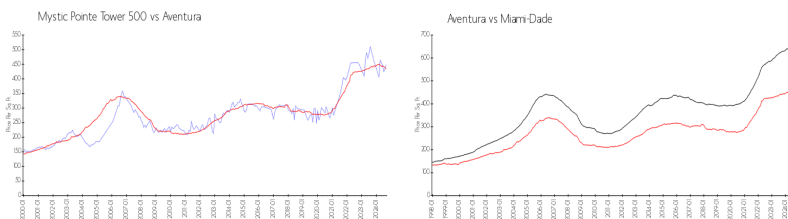
Number of units:	483
Number of active listings for rent:	11
Number of active listings for sale:	29
Building inventory for sale:	6%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

## Building Association Information

Mystic Pointe Tower 500 Condominium  
(305) 935-6953

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

## Market Information



Mystic Pointe Tower 500:	\$449/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 500	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	133 days
Aventura	103 days
Miami-Dade	87 days

