

Unit 1801 - Mystic Pointe Tower 400

1801 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11642842
 Status: Active
 Size: 1,714 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available
 View:
 List Price: \$779,000
 List PPSF: \$454
 Valuated Price: \$577,000
 Valuated PPSF: \$341

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: 23
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

Building Association Information

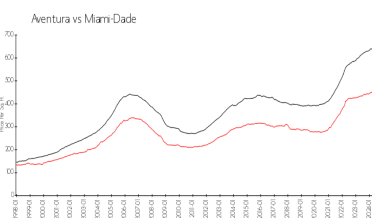
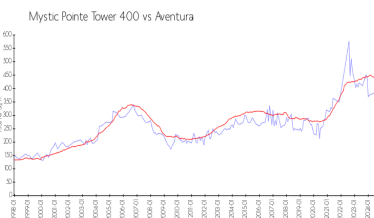
Mystic Pointe Tower 400 Condominium
 (305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2505	1,464 sq ft	Sep 2024	\$565,000	\$386
2206	1,464 sq ft	May 2024	\$490,000	\$335
PH2	1,353 sq ft	May 2024	\$440,000	\$325
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512

Market Information

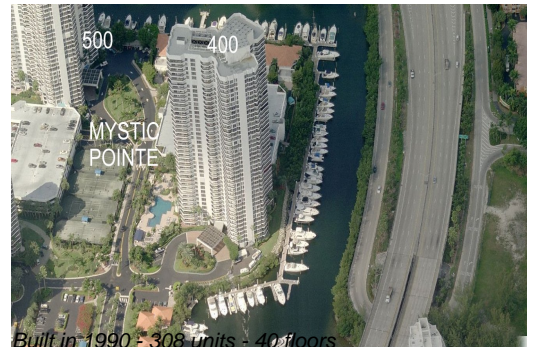


Mystic Pointe Tower 400: \$390/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400: 7%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 400
Aventura
Miami-Dade

133 days
101 days
86 days