

# Unit 2602 - Mystic Pointe Tower 500

2602 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11645790  
 Status: Active  
 Size: 1,365 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: Additional Spaces Available, Assigned Parking, Covered Parking, Guest Parking, Valet Parking

### View:

List Price: \$570,000  
 List PPSF: \$418  
 Valuated Price: \$618,000  
 Valuated PPSF: \$453

*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: 26  
 Building inventory for sale: 5%  
 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

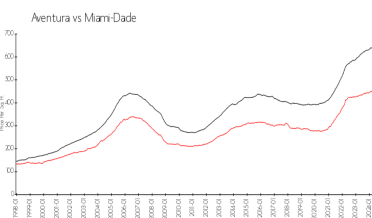
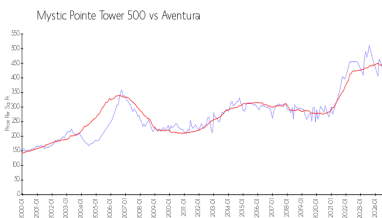
Mystic Pointe Tower 500 Condominium  
 (305) 935-6953

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2415	1,694 sq ft	Oct 2024	\$840,000	\$496
711	1,181 sq ft	Oct 2024	\$405,000	\$343
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

## 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	133 days
Aventura	101 days
Miami-Dade	86 days