

# Unit 1903 - Mystic Pointe Tower 500

1903 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                          |
|-----------------|--------------------------|
| MLS Number:     | A11657341                |
| Status:         | Pending                  |
| Size:           | 1,091 Sq ft.             |
| Bedrooms:       | 2                        |
| Full Bathrooms: | 2                        |
| Half Bathrooms: |                          |
| Parking Spaces: | 1 Space,Parking Garage   |
| View:           | Bay,Canal,Pool Area View |
| Rental Price:   | \$3,600                  |
| List PPSF:      | \$3                      |
| Valuated Price: | \$461,000                |
| Valuated PPSF:  | \$423                    |

*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

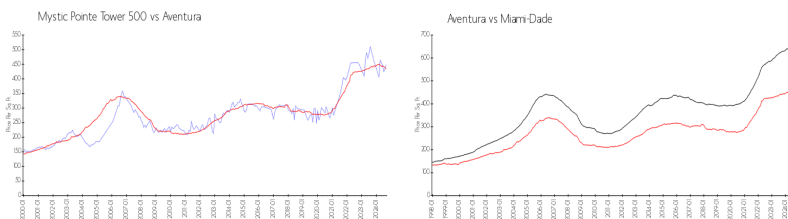
|  |     |
|--|-----|
| Number of units:                         | 483 |
| Number of active listings for rent:      | 11  |
| Number of active listings for sale:      | 26  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the 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>

## 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 | 5% |
| Aventura                | 6% |
| Miami-Dade              | 4% |

## Avg. Time to Close Over Last 12 Months

|                         |          |
|-------------------------|----------|
| Mystic Pointe Tower 500 | 133 days |
| Aventura                | 102 days |
| Miami-Dade              | 86 days  |

