

Unit 2603 - Mystic Pointe Tower 400

2603 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11662818
 Status: Active
 Size: 1,380 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking
 View: Intracoastal View, Water View
 Rental Price: \$3,400
 List PPSF: \$2
 Valuated Price: \$514,000
 Valuated PPSF: \$378

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

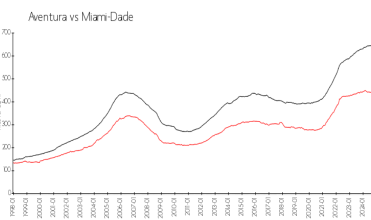
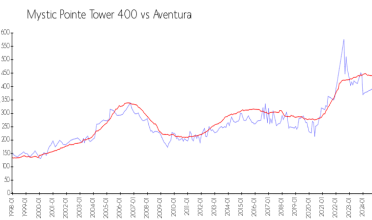
Number of units: 308
 Number of active listings for rent: 8
 Number of active listings for sale: 21
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Building Association Information

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

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

Market Information



Mystic Pointe Tower 400:	\$392/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400: 7%
 Aventura: 7%
 Miami-Dade: 5%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 400: 117 days
 Aventura: 107 days
 Miami-Dade: 90 days

