

Unit 2201 - Mystic Pointe Tower 500

2201 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11669972
 Status: Active
 Size: 1,694 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$1,150,000
 List PPSF: \$679
 Valuated Price: \$853,000
 Valuated PPSF: \$504

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

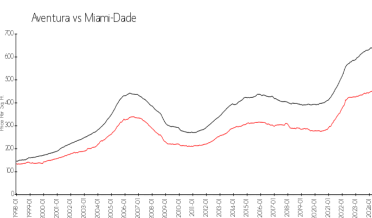
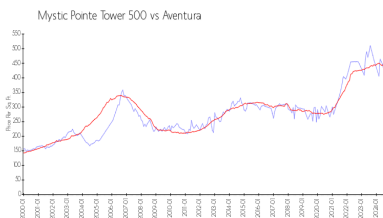
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

<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.
 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
Aventura
Miami-Dade

133 days
101 days
86 days