

Unit PH02 - Mystic Pointe Tower 500

PH02 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11682550
Status:	Active
Size:	1,365 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$679,000
List PPSF:	\$497
Valuated Price:	\$669,000
Valuated PPSF:	\$490

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

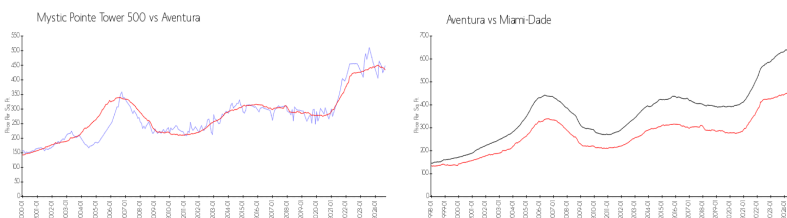
Mystic Pointe Tower 500 Condominium
(305) 935-6953

<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

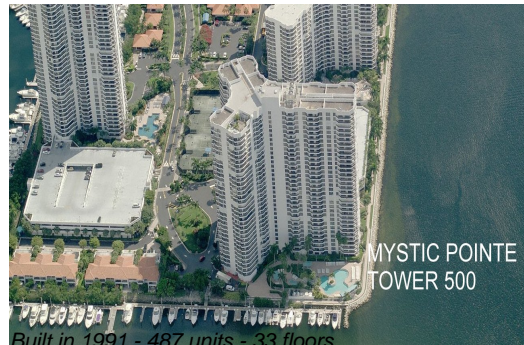


Mystic Pointe Tower 500:	\$449/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

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
102 days
86 days