

Unit 1403 - Mystic Pointe Tower 600

1403 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11685105
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$400,000
List PPSF:	\$339
Valuated Price:	\$358,000
Valuated PPSF:	\$303

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:	249
Number of active listings for rent:	7
Number of active listings for sale:	21
Building inventory for sale:	8%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

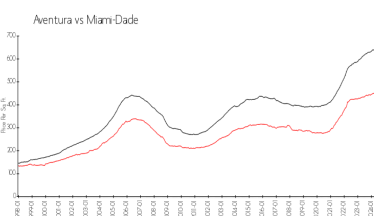
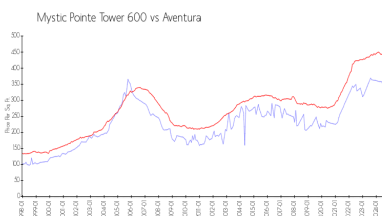
Building Association Information

Mystic Pointe Tower 600 Condominium
(305) 932-4165

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	1,361 sq ft	Jun 2024	\$460,000	\$338
1404	1,361 sq ft	Jun 2024	\$480,000	\$353
411	1,181 sq ft	Jun 2024	\$465,000	\$394
910	1,181 sq ft	Mar 2024	\$345,000	\$292
508	1,361 sq ft	Mar 2024	\$360,000	\$265
2102	1,181 sq ft	Mar 2024	\$390,000	\$330

Market Information



Mystic Pointe Tower 600:	\$311/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 600	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 600	72 days
Aventura	101 days



