

# Unit 2908 - Mystic Pointe Tower 400

2908 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11693055  
 Status: Active  
 Size: 1,714 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking  
 View:  
 List Price: \$959,000  
 List PPSF: \$560  
 Valuated Price: \$765,000  
 Valuated PPSF: \$452

*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: 23  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

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

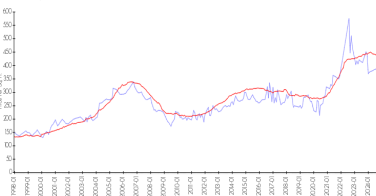
<http://www.mysticpointe400.com/>

## Recent Sales

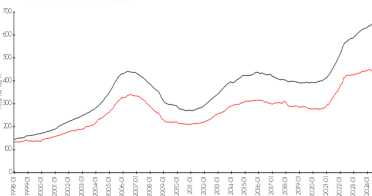
Unit #	Size	Closing Date	Sale Price	PPSF
2505	1,464 sq ft	Sep 2024	\$565,000	\$386
2206	1,464 sq ft	May 2024	\$490,000	\$335
PH2	1,353 sq ft	May 2024	\$440,000	\$325
1008	1,714 sq ft	Mar 2024	\$800,000	\$467
3804	1,380 sq ft	Feb 2024	\$707,000	\$512

## Market Information

Mystic Pointe Tower 400 vs Aventura



Aventura vs Miami-Dade



Mystic Pointe Tower 400: \$390/sq. ft.  
 Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 400: 7%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 400  
Aventura  
Miami-Dade

133 days  
101 days  
86 days