

# Unit 606 - Mystic Pointe Tower 600

606 - 3400 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11696628  
 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: \$348,000  
 Valuated PPSF: \$295

*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

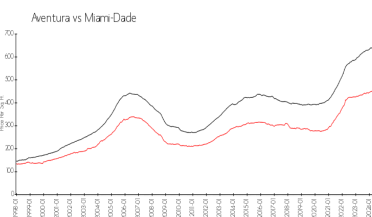
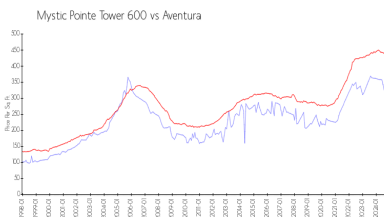
## Building Association Information

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.  
 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



