

# Unit 3106 - Mystic Pointe Tower 500

3106 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11699441  
 Status: Active  
 Size: 1,361 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Spaces,Assigned Parking,Valet Parking  
 View: Bay,Intracoastal View,Ocean View  
 Rental Price: \$3,700  
 List PPSF: \$3  
 Valuated Price: \$560,000  
 Valuated PPSF: \$411

*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

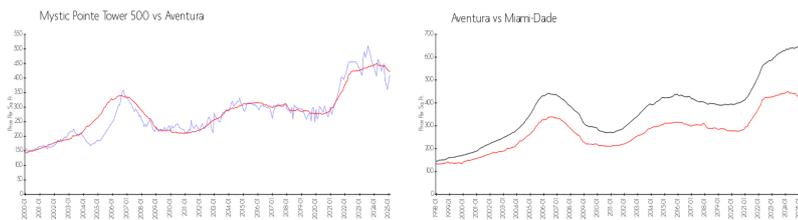
Number of units: 483  
 Number of active listings for rent: 11  
 Number of active listings for sale: 31  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

Mystic Pointe Tower 500 Condominium  
 (305) 935-6953

<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

## Market Information



Mystic Pointe Tower 500:	\$410/sq. ft.	Aventura:	\$421/sq. ft.
Aventura:	\$421/sq. ft.	Miami-Dade:	\$682/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 500: 6%  
 Aventura: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500: 118 days  
 Aventura: 107 days  
 Miami-Dade: 92 days

