

# Unit 1913 - Mystic Pointe Tower 500

1913 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11737264  
Status: Canceled  
Size: 1,091 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 2  
Half Bathrooms: 0  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View:  
List Price: \$469,000  
List PPSF: \$430  
Valuated Price: \$409,000  
Valuated PPSF: \$375

*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: 28  
Building inventory for sale: 5%  
Number of sales over the last 12 months: 13  
Number of sales over the last 6 months: 4  
Number of sales over the last 3 months: 3

## Building Association Information

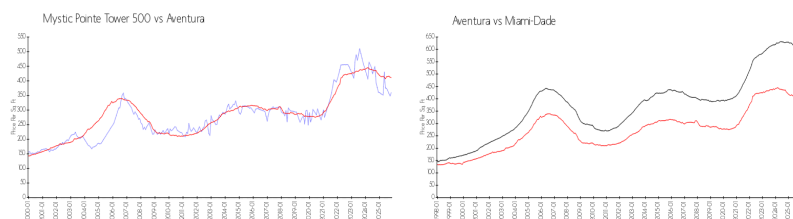
Mystic Pointe Tower 500 Condominium  
(305) 935-6953

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

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 1508   | 1,181 sq ft | Oct 2025     | \$330,000  | \$279 |
| 601    | 1,694 sq ft | Oct 2025     | \$725,000  | \$428 |
| 808    | 1,181 sq ft | Oct 2025     | \$330,000  | \$279 |
| 914    | 1,365 sq ft | Jul 2025     | \$370,000  | \$271 |
| 512    | 1,181 sq ft | Jun 2025     | \$327,500  | \$277 |
| 415    | 1,694 sq ft | Jun 2025     | \$735,000  | \$434 |

## Market Information



|                          |               |             |               |
|--------------------------|---------------|-------------|---------------|
| Mystic Pointe Tower 500: | \$360/sq. ft. | Aventura:   | \$411/sq. ft. |
| Aventura:                | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

## Inventory for Sale

|                         |    |
|-------------------------|----|
| Mystic Pointe Tower 500 | 6% |
| Aventura                | 6% |
| Miami-Dade              | 4% |



### **Avg. Time to Close Over Last 12 Months**

|                         |          |
|-------------------------|----------|
| Mystic Pointe Tower 500 | 103 days |
| Aventura                | 98 days  |
| Miami-Dade              | 77 days  |