

Unit 306 - Mystic Pointe Tower 300

306 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11794323
Status:	Active
Size:	1,353 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$655,000
List PPSF:	\$484
Valuated Price:	\$425,000
Valuated PPSF:	\$314

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:	310
Number of active listings for rent:	6
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

Building Association Information

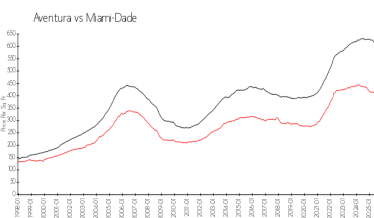
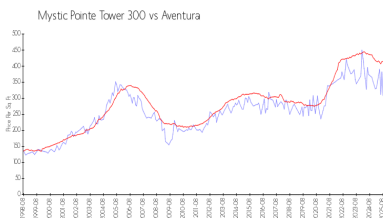
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.Ã
305-933-2636Ã & 300mgr@mystict300.com

<https://www.mysticpointe300.com/NewInteraction/web/Default.aspx?cid=92&n1=83>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1801	2,503 sq ft	Nov 2025	\$825,000	\$330
217	1,150 sq ft	Aug 2025	\$317,000	\$276
LPH13	1,353 sq ft	Jul 2025	\$680,000	\$503
1517	1,150 sq ft	Jul 2025	\$340,000	\$296
1111	1,150 sq ft	Jun 2025	\$300,000	\$261

Market Information

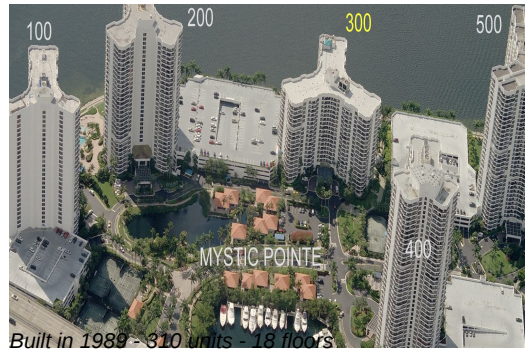


Mystic Pointe Tower 300:	\$342/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Mystic Pointe Tower 300	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 300

Aventura

Miami-Dade

80 days

98 days

77 days