

Unit 2509 - Mystic Pointe Tower 500

2509 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11854214
Status:	Active
Size:	1,447 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$799,900
List PPSF:	\$553
Valuated Price:	\$466,000
Valuated PPSF:	\$322

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

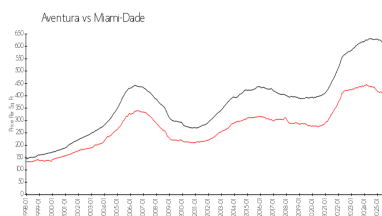
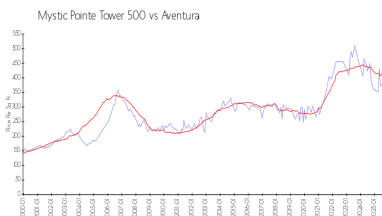
Mystic Pointe Tower 500 Condominium
(305) 935-6953

<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	102 days
Aventura	98 days
Miami-Dade	77 days