

# Unit 2508 - Mystic Pointe Tower 500

2508 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| MLS Number:     | A11854372                                                           |
| Status:         | Active                                                              |
| Size:           | 1,181 Sq ft.                                                        |
| Bedrooms:       | 2                                                                   |
| Full Bathrooms: | 2                                                                   |
| Half Bathrooms: | 0                                                                   |
| Parking Spaces: | 2 Or More Spaces,Assigned<br>Parking,Covered Parking,Deeded Parking |
| View:           |                                                                     |
| List Price:     | \$435,000                                                           |
| List PPSF:      | \$368                                                               |
| Valuated Price: | \$456,000                                                           |
| Valuated PPSF:  | \$386                                                               |

*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

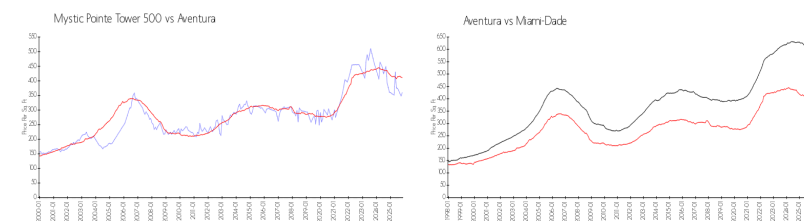
Mystic Pointe Tower 500 Condominium  
(305) 935-6953

<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  |