

Unit 2402 - Mystic Pointe Tower 500

2402 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11873551
 Status: Active
 Size: 1,365 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Guest Parking, Valet Parking

View:
 List Price: \$599,000
 List PPSF: \$439
 Valuated Price: \$486,000
 Valuated PPSF: \$356

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

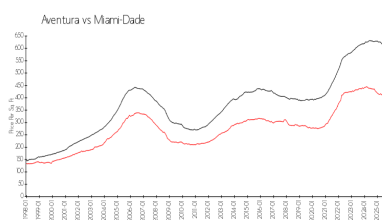
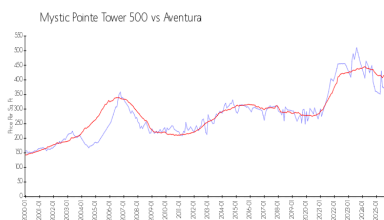
Mystic Pointe Tower 500 Condominium
 (305) 935-6953

<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

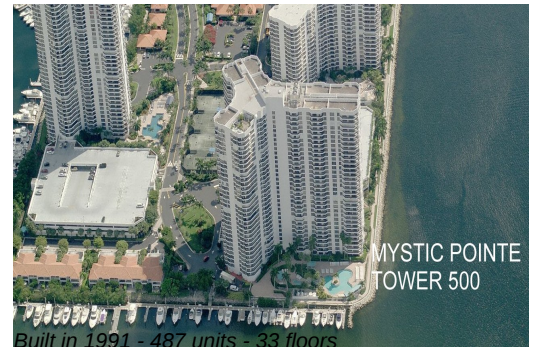


Mystic Pointe Tower 500: \$360/sq. ft.
 Aventura: \$411/sq. ft.

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