

Unit 2206 - Mystic Pointe Tower 400

2206 - 3500 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11907211
Status:	Active
Size:	1,464 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$749,500
List PPSF:	\$512
Valuated Price:	\$563,000
Valuated PPSF:	\$389

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:	308
Number of active listings for rent:	8
Number of active listings for sale:	13
Building inventory for sale:	4%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

Building Association Information

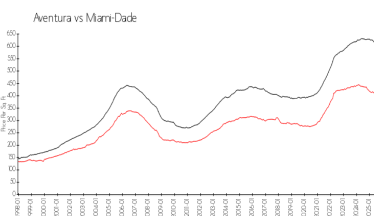
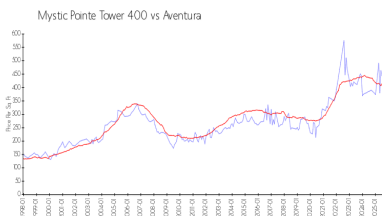
Mystic Pointe Tower 400 Condominium
(305)935-3924 & (786) 445-0360 & actionteam@mysticpointetower400.com

<https://www.mysticpointe400.com/>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,464 sq ft	Sep 2025	\$370,000	\$253
3906	1,464 sq ft	Sep 2025	\$640,000	\$437
3504	1,380 sq ft	Jun 2025	\$684,000	\$496
2708	1,714 sq ft	May 2025	\$665,000	\$388
2507	1,353 sq ft	May 2025	\$450,000	\$333
3407	1,353 sq ft	May 2025	\$455,000	\$336

Market Information

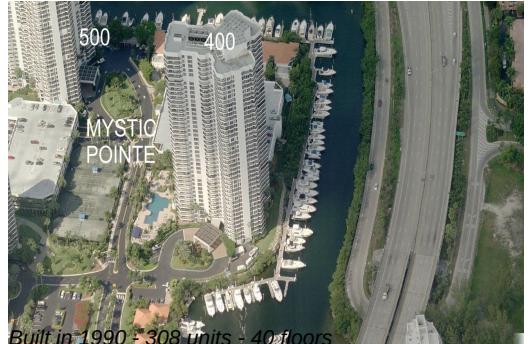


Mystic Pointe Tower 400:	\$373/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Mystic Pointe Tower 400	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Mystic Pointe Tower 400	100 days
Aventura	98 days
Miami-Dade	77 days