

# Unit 314 - Mystic Pointe Tower 300

314 - 3600 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	F10428468
Status:	Active
Size:	1,150 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking
View:	Intracoastal View
List Price:	\$495,300
List PPSF:	\$431
Valuated Price:	\$390,000
Valuated PPSF:	\$339

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:	11
Building inventory for sale:	3%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

## Building Association Information

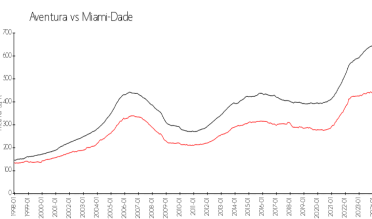
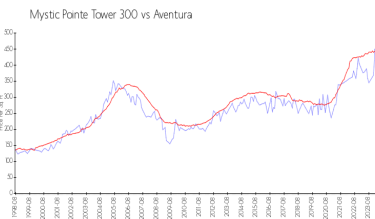
Mystic Pointe Condo No. One Assoc., Inc. ., Inc. oc., Inc.  
305-933-2636 & 300mgr@mystict300.com

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
307	1,353 sq ft	Apr 2024	\$475,000	\$351
203	1,091 sq ft	Apr 2024	\$478,000	\$438
1115	1,050 sq ft	Jan 2024	\$460,000	\$438
1702	1,150 sq ft	Aug 2023	\$410,000	\$357
917	1,150 sq ft	Jul 2023	\$415,000	\$361
1404	792 sq ft	Jul 2023	\$345,000	\$436
1107	1,353 sq ft	Jul 2023	\$590,000	\$436

## Market Information



Mystic Pointe Tower 300: \$378/sq. ft.  
Aventura: \$438/sq. ft.

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Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Mystic Pointe Tower 300 4%



Aventura	4%
Miami-Dade	3%

**Avg. Time to Close Over Last 12 Months**

Mystic Pointe Tower 300	85 days
Aventura	87 days
Miami-Dade	81 days