

Unit 1211 - Mystic Pointe Tower 500

1211 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: F10461160
 Status: Active
 Size: 1,181 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 2 Or More Spaces
 View: Intracoastal View,Ocean View,Direct Ocean
 List Price: \$535,000
 List PPSF: \$453
 Valuated Price: \$514,000
 Valuated PPSF: \$435

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: 26
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 3

Building Association Information

Mystic Pointe Tower 500 Condominium
 (305) 935-6953

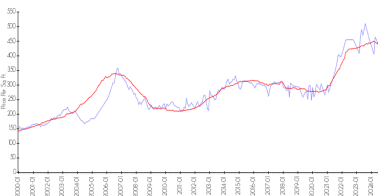
<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

Recent Sales

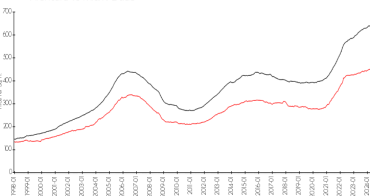
Unit #	Size	Closing Date	Sale Price	PPSF
2415	1,694 sq ft	Oct 2024	\$840,000	\$496
711	1,181 sq ft	Oct 2024	\$405,000	\$343
2103	1,091 sq ft	Sep 2024	\$470,000	\$431
2208	1,181 sq ft	Aug 2024	\$480,000	\$406
2707	1,181 sq ft	Aug 2024	\$410,000	\$347

Market Information

Mystic Pointe Tower 500 vs Aventura



Aventura vs Miami-Dade



Mystic Pointe Tower 500: \$449/sq. ft.
 Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Mystic Pointe Tower 500: 5%
 Aventura: 6%
 Miami-Dade: 4%



Avg. Time to Close Over Last 12 Months

Mystic Pointe Tower 500	133 days
Aventura	101 days
Miami-Dade	86 days