

# Unit 2709 - Mystic Pointe Tower 500

2709 - 3530 Mystic Pointe Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	F10465866
Status:	Pending
Size:	1,447 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking
View:	Bay,Ocean View,Tennis Court View
List Price:	\$475,000
List PPSF:	\$328
Valuated Price:	\$545,000
Valuated PPSF:	\$377

*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:	15
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

## Building Association Information

Mystic Pointe Tower 500 Condominium  
(305) 935-6953

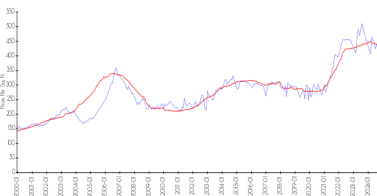
<http://www.mysticpointe500.com/Frequently-Dialed-Telephone-Numbers~227583~13483.htm>

## Recent Sales

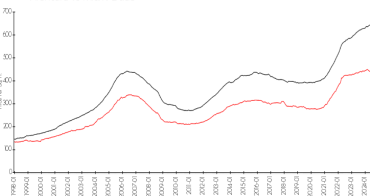
Unit #	Size	Closing Date	Sale Price	PPSF
308	1,181 sq ft	Dec 2024	\$355,000	\$301
2415	1,694 sq ft	Oct 2024	\$840,000	\$496
711	1,181 sq ft	Oct 2024	\$405,000	\$343
2103	1,091 sq ft	Sep 2024	\$470,000	\$431
2208	1,181 sq ft	Aug 2024	\$480,000	\$406
2707	1,181 sq ft	Aug 2024	\$410,000	\$347

## Market Information

Mystic Pointe Tower 500 vs Aventura



Aventura vs Miami-Dade



Mystic Pointe Tower 500:	\$413/sq. ft.	Aventura:	\$433/sq. ft.
Aventura:	\$433/sq. ft.	Miami-Dade:	\$693/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	127 days
Aventura	107 days
Miami-Dade	89 days