

Unit 416 - Parc Central South

416 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11489803
Status:	Active
Size:	1,065 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$429,000
List PPSF:	\$403
Valuated Price:	\$337,000
Valuated PPSF:	\$316

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:	351
Number of active listings for rent:	18
Number of active listings for sale:	8
Building inventory for sale:	2%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

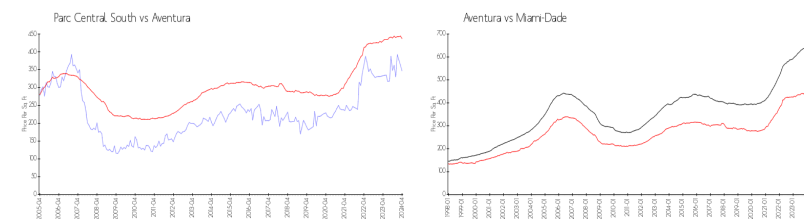
Building Association Information

Parc Central Aventura South Condominium association
305-933-7103

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,134 sq ft	Feb 2024	\$465,000	\$410
1605	1,137 sq ft	Feb 2024	\$415,000	\$365
218	1,302 sq ft	Dec 2023	\$330,000	\$253
1204	1,104 sq ft	Dec 2023	\$390,000	\$353
1115	1,104 sq ft	Nov 2023	\$440,000	\$399
PH15	1,104 sq ft	Nov 2023	\$410,000	\$371

Market Information



Parc Central South:	\$346/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Parc Central South	2%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Parc Central South	48 days
Aventura	89 days
Miami-Dade	81 days