

Unit 612 - Parc Central East

612 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180



Unit Information

MLS Number:	A11559193
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$456,900
List PPSF:	\$387
Valuated Price:	\$460,000
Valuated PPSF:	\$390

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:	20
Number of active listings for sale:	18
Building inventory for sale:	5%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

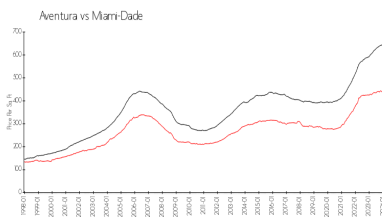
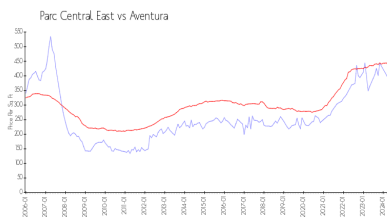
Building Association Information

Parc Central Aventura East Condominium Association Inc
(305) 466-3515

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	1,181 sq ft	Apr 2024	\$455,000	\$385
PH13	1,181 sq ft	Nov 2023	\$540,000	\$457
1413	1,181 sq ft	Nov 2023	\$527,500	\$447
402	1,062 sq ft	Nov 2023	\$450,000	\$424
1615	990 sq ft	Oct 2023	\$348,000	\$352
1907	1,181 sq ft	Oct 2023	\$515,000	\$436

Market Information



Parc Central East:	\$392/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Parc Central East	5%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Parc Central East
Aventura
Miami-Dade

43 days
87 days
81 days