

Unit LP14 - Parc Central East

LP14 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11570969
 Status: Active
 Size: 1,062 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$574,000
 List PPSF: \$540
 Valuated Price: \$430,000
 Valuated PPSF: \$405

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

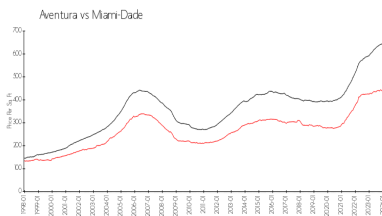
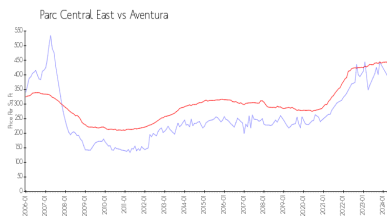
Building Association Information

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

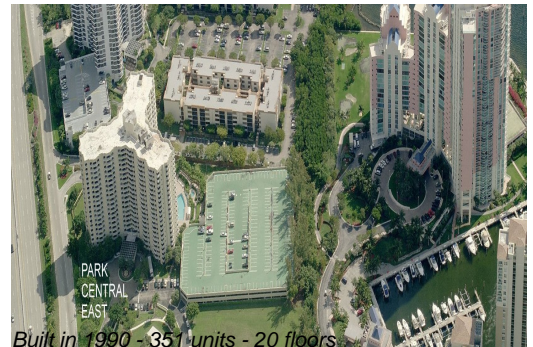


Parc Central East: \$392/sq. ft.
 Aventura: \$438/sq. ft.

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 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	43 days
Aventura	87 days
Miami-Dade	81 days