

# Unit 418 - Parc Central South

418 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11592391  
 Status: Active  
 Size: 1,302 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Assigned Parking, Valet Parking  
 View:  
 Rental Price: \$2,780  
 List PPSF: \$2  
 Valuated Price: \$415,000  
 Valuated PPSF: \$319

*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.*

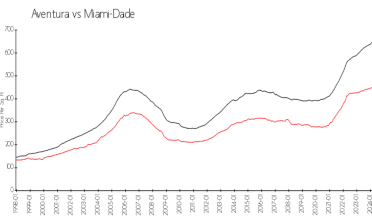
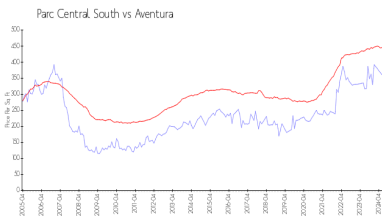
## Building Information

Number of units: 351  
 Number of active listings for rent: 18  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 11  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Parc Central Aventura South Condominium association  
 305-933-7103

## Market Information



Parc Central South: \$349/sq. ft.      Aventura: \$439/sq. ft.  
 Aventura: \$439/sq. ft.      Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Parc Central South: 5%  
 Aventura: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Parc Central South: 58 days  
 Aventura: 97 days  
 Miami-Dade: 84 days

