

Unit 806 - Parc Central South

806 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11607056
 Status: Active
 Size: 1,302 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Valet Parking
 View:
 List Price: \$470,000
 List PPSF: \$361
 Valuated Price: \$423,000
 Valuated PPSF: \$325

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

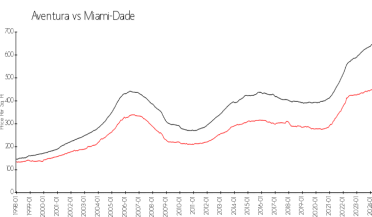
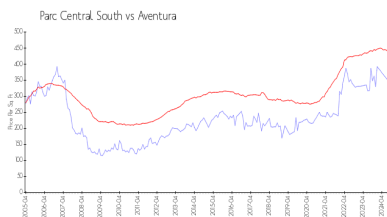
Building Association Information

Parc Central Aventura South Condominium association
 305-933-7103

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1104	1,104 sq ft	Aug 2024	\$395,000	\$358
1512	1,302 sq ft	May 2024	\$450,000	\$346
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

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
Aventura
Miami-Dade

58 days
97 days
84 days