

# Unit PH13 - Parc Central East

PH13 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number: A11615051  
 Status: Active  
 Size: 1,181 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Valet Parking  
 View:  
 List Price: \$725,000  
 List PPSF: \$614  
 Valuated Price: \$481,000  
 Valuated PPSF: \$407

*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: 23  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 9  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

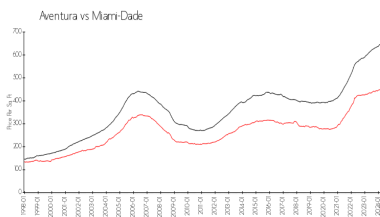
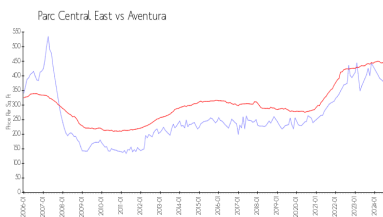
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,181 sq ft	Jun 2024	\$429,000	\$363
604	990 sq ft	Jun 2024	\$372,000	\$376
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

## Market Information



Parc Central East: \$379/sq. ft.  
 Aventura: \$439/sq. ft.  
 Aventura: \$439/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Parc Central East: 7%  
 Aventura: 5%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Parc Central East  
Aventura  
Miami-Dade

39 days  
97 days  
84 days