

# Unit 414 - Parc Central East

414 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180



## Unit Information

MLS Number: A11676901  
 Status: Active  
 Size: 1,062 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$420,000  
 List PPSF: \$395  
 Valuated Price: \$344,000  
 Valuated PPSF: \$324

*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: 22  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 3  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0



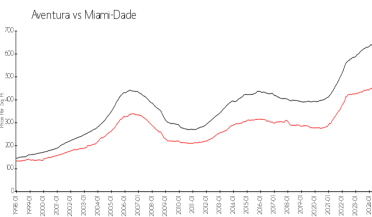
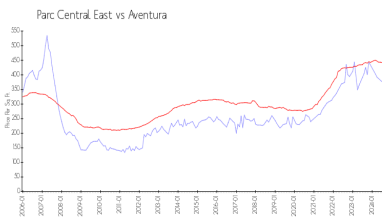
## Building Association Information

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

## Market Information



Parc Central East: \$368/sq. ft.  
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Parc Central East: 6%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Parc Central East: 46 days  
 Aventura: 101 days  
 Miami-Dade: 86 days