

Unit 609 - Parc Central South

609 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11684607
 Status: Active
 Size: 1,104 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Guest Parking,Valet Parking
 View:
 List Price: \$349,000
 List PPSF: \$316
 Valuated Price: \$312,000
 Valuated PPSF: \$283

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: 15
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

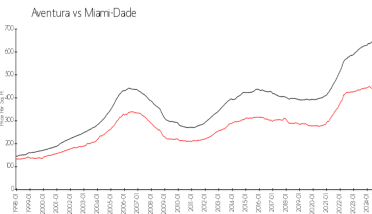
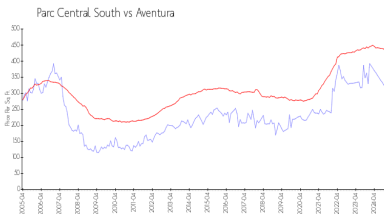
Building Association Information

Parc Central Aventura South Condominium association
 305-933-7103

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
LP15	1,104 sq ft	Dec 2024	\$370,000	\$335
1113	1,271 sq ft	Dec 2024	\$370,000	\$291
1405	1,137 sq ft	Sep 2024	\$415,000	\$365
1104	1,104 sq ft	Aug 2024	\$395,000	\$358
1512	1,302 sq ft	May 2024	\$450,000	\$346

Market Information



Parc Central South: \$320/sq. ft.
 Aventura: \$433/sq. ft.
 Aventura: \$433/sq. ft.
 Miami-Dade: \$693/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Parc Central South: 70 days
 Aventura: 107 days
 Miami-Dade: 89 days

