

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

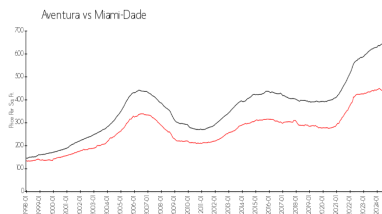
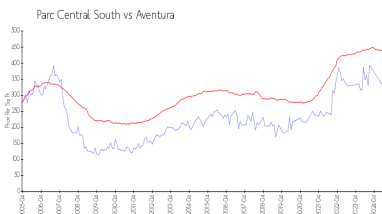
Building Association Information

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.

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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

