

# Unit 1408 - Parc Central South

1408 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11689138  
 Status: Pending  
 Size: 1,134 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Parking Garage  
 View: Bay, Intracoastal View, Pool Area View, Water View  
 Rental Price: \$2,700  
 List PPSF: \$2  
 Valued Price: \$458,000  
 Valued PPSF: \$404

*The above valued price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*



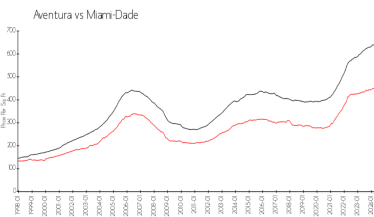
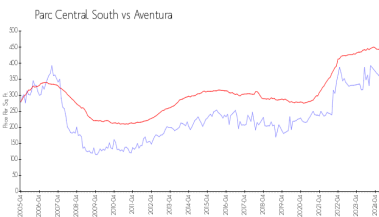
## Building Information

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: 2  
 Number of sales over the last 3 months: 1

## Building Association Information

Parc Central Aventura South Condominium association  
 305-933-7103

## Market Information



Parc Central South: \$345/sq. ft.  
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/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: 64 days  
 Aventura: 103 days  
 Miami-Dade: 87 days