

# Unit 1804 - Parc Central East

1804 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11715217  |
| Status:         | Active     |
| Size:           | 990 Sq ft. |
| Bedrooms:       | 2          |
| Full Bathrooms: | 2          |
| Half Bathrooms: | 0          |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$335,000  |
| List PPSF:      | \$338      |
| Valuated Price: | \$351,000  |
| Valuated PPSF:  | \$355      |

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:      | 18  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 10  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 6   |

## Building Association Information

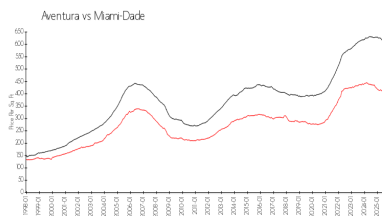
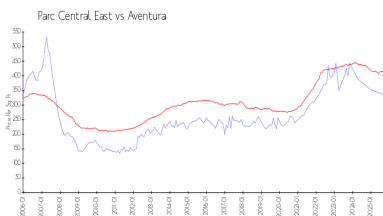
Parc Central Aventura East Condominium Association Inc  
(305) 466-3515

<https://>

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 118    | 1,181 sq ft | Dec 2025     | \$375,000  | \$318 |
| 1008   | 1,062 sq ft | Dec 2025     | \$330,000  | \$311 |
| 1511   | 1,062 sq ft | Oct 2025     | \$352,500  | \$332 |
| 701    | 1,181 sq ft | Oct 2025     | \$342,500  | \$290 |
| 205    | 1,062 sq ft | Oct 2025     | \$285,000  | \$268 |
| 918    | 1,181 sq ft | Oct 2025     | \$400,000  | \$339 |

## Market Information



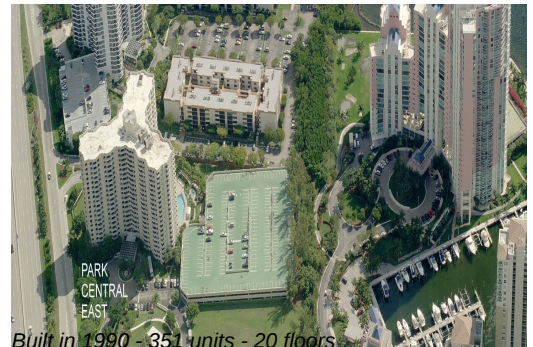
Parc Central East: \$333/sq. ft.  
Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.  
Miami-Dade: \$668/sq. ft.

## Inventory for Sale

|                   |    |
|-------------------|----|
| Parc Central East | 5% |
| Aventura          | 6% |
| Miami-Dade        | 4% |

## Avg. Time to Close Over Last 12 Months



|                   |         |
|-------------------|---------|
| Parc Central East | 82 days |
| Aventura          | 98 days |
| Miami-Dade        | 77 days |