

Unit 1603 - Parc Central East

1603 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11915703
Status:	Active
Size:	990 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$370,000
List PPSF:	\$374
Valuated Price:	\$344,000
Valuated PPSF:	\$347

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

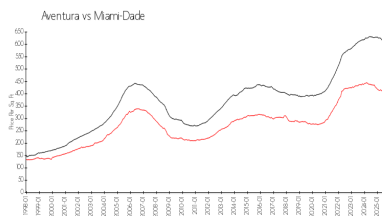
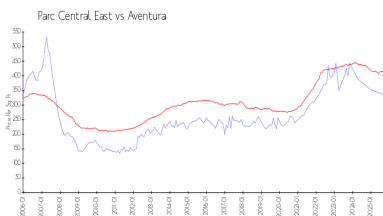
Parc Central Aventura East Condominium Association Inc
(305) 466-3515

<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

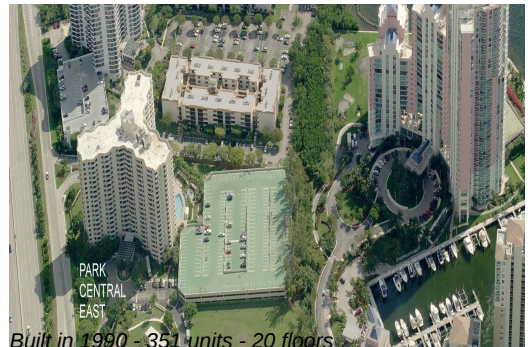


Parc Central East:	\$333/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Built in 1990 - 351 units - 20 floors

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