

Unit 1912 - Parc Central East

1912 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180



Unit Information

MLS Number:	F10407952
Status:	Active
Size:	1,181 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space, Valet Parking
View:	Club Area View, Garden View, Intracoastal View
List Price:	\$540,000
List PPSF:	\$457
Valuated Price:	\$523,000
Valuated PPSF:	\$443

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.



Built in 1990 - 351 units - 20 floors

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:	11
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

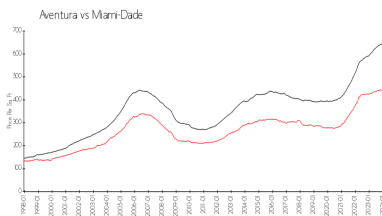
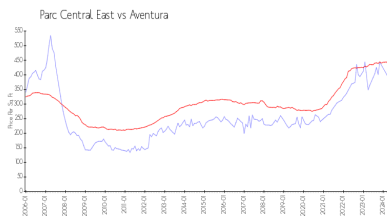
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
512	1,181 sq ft	Apr 2024	\$455,000	\$385
PH13	1,181 sq ft	Nov 2023	\$540,000	\$457
1413	1,181 sq ft	Nov 2023	\$527,500	\$447
402	1,062 sq ft	Nov 2023	\$450,000	\$424
1615	990 sq ft	Oct 2023	\$348,000	\$352
1907	1,181 sq ft	Oct 2023	\$515,000	\$436

Market Information



Parc Central East:	\$392/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Parc Central East	5%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Parc Central East	43 days
Aventura	87 days
Miami-Dade	81 days