

Unit 1410 - Parc Central East

1410 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	F10442725
Status:	Active
Size:	910 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Guest Parking
View:	Golf View
List Price:	\$379,900
List PPSF:	\$417
Valuated Price:	\$343,000
Valuated PPSF:	\$377

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:	21
Building inventory for sale:	5%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	0

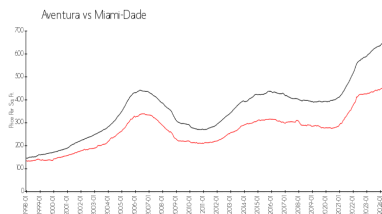
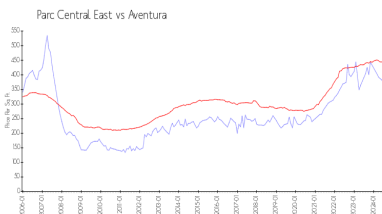
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
612	1,181 sq ft	Jun 2024	\$429,000	\$363
604	990 sq ft	Jun 2024	\$372,000	\$376
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

Market Information



Parc Central East: \$369/sq. ft.
Aventura: \$438/sq. ft.

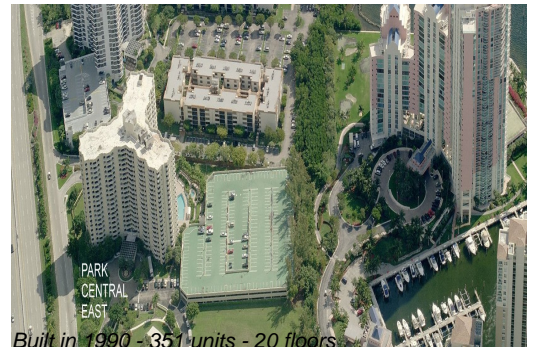
Aventura: \$438/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Parc Central East	40 days
Aventura	101 days
Miami-Dade	85 days



Built in 1990 - 351 units - 20 floors