

# Unit 413 - Parc Central South

413 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10457955  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View: Other View  
 List Price: \$400,000  
 List PPSF: \$315  
 Valuated Price: \$401,000  
 Valuated PPSF: \$315

*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: 18  
 Number of active listings for sale: 16  
 Building inventory for sale: 4%  
 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: 1

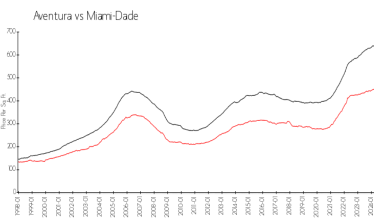
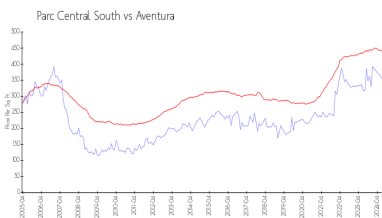
## Building Association Information

Parc Central Aventura South Condominium association  
 305-933-7103

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1405	1,137 sq ft	Sep 2024	\$415,000	\$365
1104	1,104 sq ft	Aug 2024	\$395,000	\$358
1512	1,302 sq ft	May 2024	\$450,000	\$346
1502	1,134 sq ft	Feb 2024	\$465,000	\$410
1605	1,137 sq ft	Feb 2024	\$415,000	\$365

## Market Information



Parc Central South: \$345/sq. ft.      Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Parc Central South: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Parc Central South: 60 days  
 Aventura: 101 days  
 Miami-Dade: 86 days

