

Unit 1813 - Parc Central South

1813 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: RX-11014538
 Status: Active
 Size: 1,489 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces:
 View: City,Golf,Intracoastal,Ocean
 List Price: \$589,000
 List PPSF: \$396
 Valuated Price: \$461,000
 Valuated PPSF: \$363

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

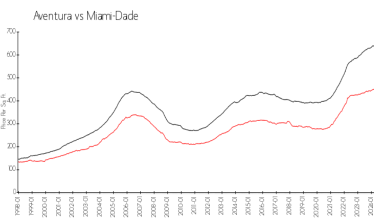
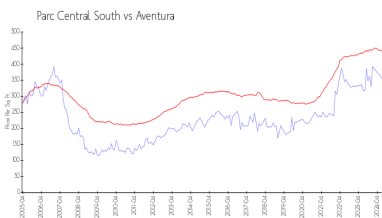
Building Association Information

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

