

Unit 302 - Parc Central East

302 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

| | |
|-----------------|--------------------------|
| MLS Number: | A11356119 |
| Status: | Active |
| Size: | 1,062 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Assigned Parking |
| View: | |
| List Price: | \$469,000 |
| List PPSF: | \$442 |
| Valuated Price: | \$387,000 |
| Valuated PPSF: | \$364 |

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

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|--|-----|
| Number of units: | 351 |
| Number of active listings for rent: | 20 |
| Number of active listings for sale: | 22 |
| Building inventory for sale: | 6% |
| Number of sales over the last 12 months: | 11 |
| Number of sales over the last 6 months: | 1 |
| Number of sales over the last 3 months: | 1 |

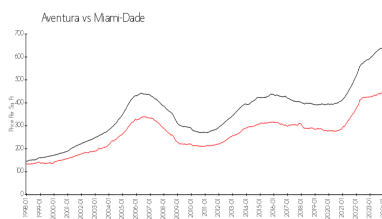
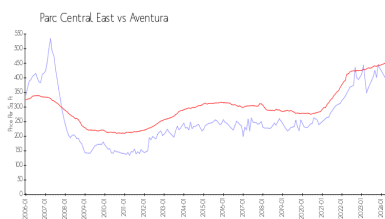
Building Association Information

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

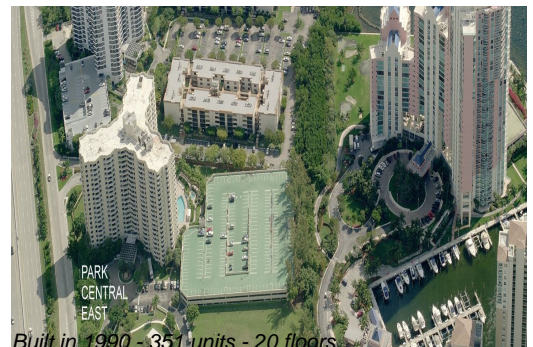


| | | | |
|--------------------|---------------|-------------|---------------|
| Parc Central East: | \$398/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-------------------|----|
| Parc Central East | 6% |
| Aventura | 5% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months



| | |
|-------------------|---------|
| Parc Central East | 45 days |
| Aventura | 89 days |
| Miami-Dade | 81 days |