

Unit 611 - Parc Central East

611 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11471900
Status:	Active
Size:	1,062 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Electric Vehicle Charging Station,Guest Parking,Other Parking
View:	
List Price:	\$470,000
List PPSF:	\$443
Valuated Price:	\$399,000
Valuated PPSF:	\$376

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:	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

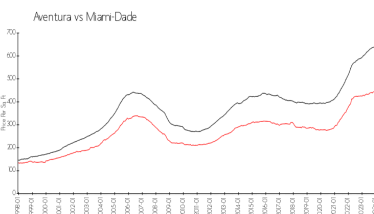
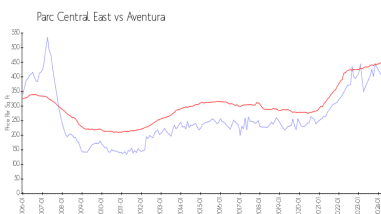
Building Association Information

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

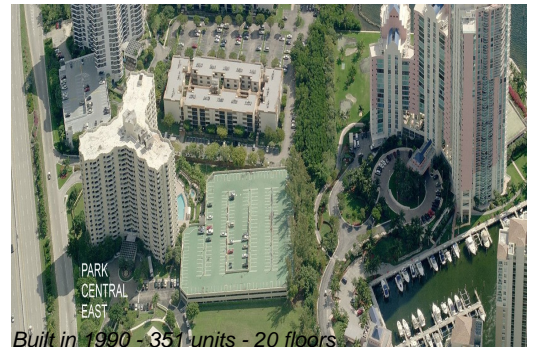
Market Information



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