

# Unit 416 - Parc Central South

416 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11489803  
 Status: Active  
 Size: 1,065 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking  
 View:  
 List Price: \$429,000  
 List PPSF: \$403  
 Valuated Price: \$337,000  
 Valuated PPSF: \$316

*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: 8  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 14  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

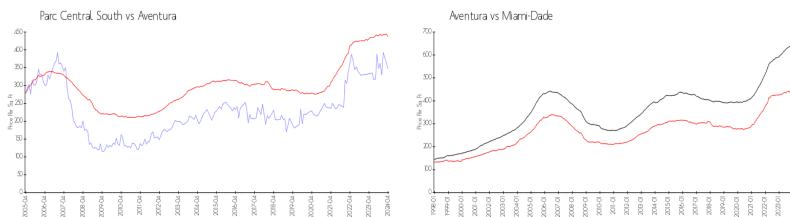
## Building Association Information

Parc Central Aventura South Condominium association  
 305-933-7103

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1502	1,134 sq ft	Feb 2024	\$465,000	\$410
1605	1,137 sq ft	Feb 2024	\$415,000	\$365
218	1,302 sq ft	Dec 2023	\$330,000	\$253
1204	1,104 sq ft	Dec 2023	\$390,000	\$353
1115	1,104 sq ft	Nov 2023	\$440,000	\$399
PH15	1,104 sq ft	Nov 2023	\$410,000	\$371

## Market Information



Parc Central South: \$346/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Parc Central South: 2%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Parc Central South  
Aventura  
Miami-Dade

48 days  
89 days  
81 days