

Unit 1104 - Parc Central South

1104 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11509164
 Status: Active
 Size: 1,104 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$434,900
 List PPSF: \$394
 Valuated Price: \$355,000
 Valuated PPSF: \$322

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

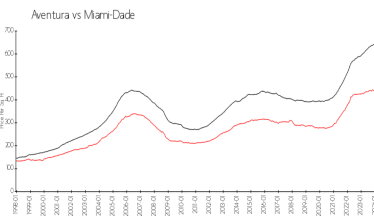
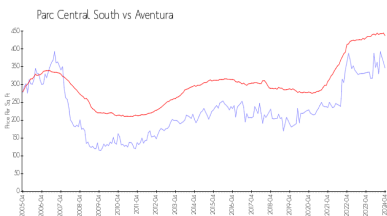
Building Association Information

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.

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 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	48 days
Aventura	89 days
Miami-Dade	81 days