

# Unit PH10 - Parc Central East

PH10 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11550179
Status:	Active
Size:	910 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$399,000
List PPSF:	\$438
Valuated Price:	\$397,000
Valuated PPSF:	\$436

*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

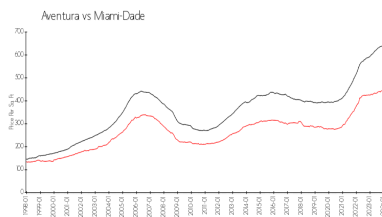
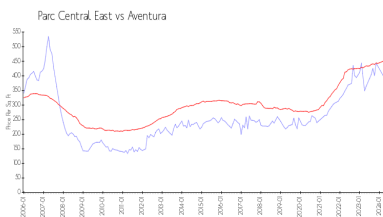
## Building Association Information

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

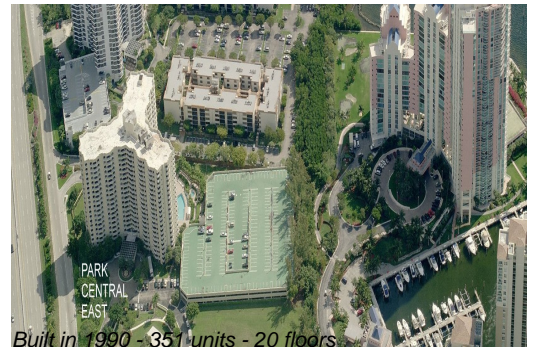


Parc Central East:	\$398/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$703/sq. ft.

## 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