

# Unit 711 - Parc Central East

711 - 3300 NE 192 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11563336  
 Status: Active  
 Size: 1,062 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$515,000  
 List PPSF: \$485  
 Valuated Price: \$398,000  
 Valuated PPSF: \$375

*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: 21  
 Building inventory for sale: 5%  
 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

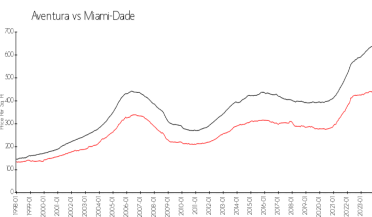
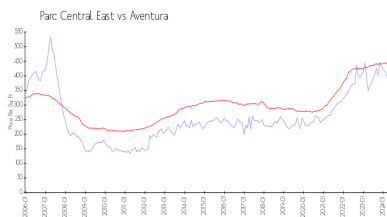
## Building Association Information

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

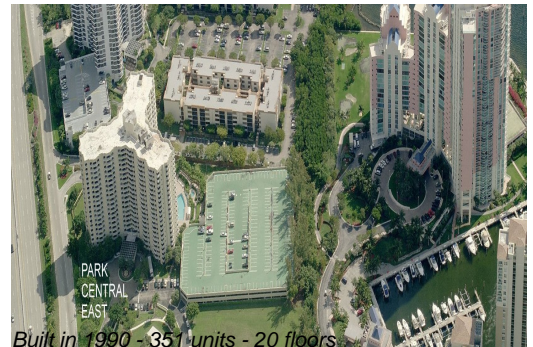


Parc Central East: \$392/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Parc Central East  
Aventura  
Miami-Dade

45 days  
89 days  
81 days