

# Unit 1801 - Parc Central South

1801 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11866408  
 Status: Active  
 Size: 1,271 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Assigned Parking  
 View:  
 List Price: \$390,000  
 List PPSF: \$307  
 Valuated Price: \$362,000  
 Valuated PPSF: \$285

*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: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 2

## Building Association Information

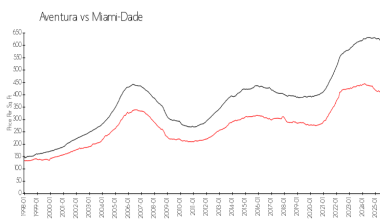
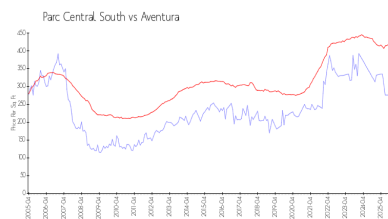
Parc Central Aventura South Condominium association  
 305-933-7103

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
703	1,104 sq ft	Dec 2025	\$280,000	\$254
LPH 07	1,271 sq ft	Nov 2025	\$359,000	\$282
1106	1,302 sq ft	Jul 2025	\$345,000	\$265
807	1,271 sq ft	May 2025	\$440,000	\$346
1511	1,137 sq ft	Jan 2025	\$385,000	\$339

## Market Information



Parc Central South: \$277/sq. ft.  
 Aventura: \$411/sq. ft.  
 Aventura: \$411/sq. ft.  
 Miami-Dade: \$671/sq. ft.

## Inventory for Sale

Parc Central South: 5%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Parc Central South: 63 days



Aventura  
Miami-Dade

98 days  
77 days