

# Unit 1403 - Parc Central South

1403 - 3300 NE 191 St, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11904369
Status:	Active
Size:	1,104 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Guest Parking
View:	
List Price:	\$325,000
List PPSF:	\$294
Valuated Price:	\$325,000
Valuated PPSF:	\$294

*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

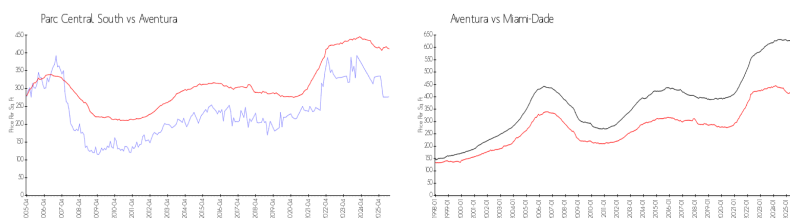
Parc Central Aventura South Condominium association  
305-933-7103

<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
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Aventura  
Miami-Dade

98 days  
77 days