

Unit 13306 - Village by the Bay

13306 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

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|-----------------|--|
| MLS Number: | A10894994 |
| Status: | Active |
| Size: | 1,191 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | Assigned Parking,Covered Parking,Guest Parking |
| View: | Bay,Canal |
| Rental Price: | \$4,200 |
| List PPSF: | \$4 |
| Valuated Price: | \$483,000 |
| Valuated PPSF: | \$406 |

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.

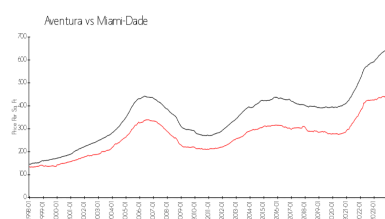
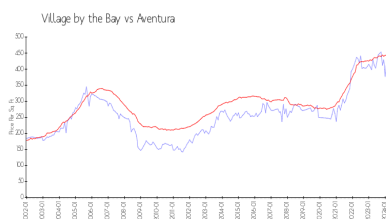
Building Information

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|--|-----|
| Number of units: | 373 |
| Number of active listings for rent: | 20 |
| Number of active listings for sale: | 16 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 17 |
| Number of sales over the last 6 months: | 8 |
| Number of sales over the last 3 months: | 2 |

Building Association Information

Village by The Bay Condo Association
(305) 935-4472

Market Information



| | | | |
|---------------------|---------------|-------------|---------------|
| Village by the Bay: | \$384/sq. ft. | Aventura: | \$438/sq. ft. |
| Aventura: | \$438/sq. ft. | Miami-Dade: | \$698/sq. ft. |

Inventory for Sale

| | |
|--------------------|----|
| Village by the Bay | 4% |
| Aventura | 4% |
| Miami-Dade | 3% |

Avg. Time to Close Over Last 12 Months

| | |
|--------------------|---------|
| Village by the Bay | 69 days |
| Aventura | 87 days |
| Miami-Dade | 81 days |

