

Unit 12409 - Village by the Bay

12409 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11212248
Status:	Active
Size:	1,191 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$549,500
List PPSF:	\$461
Valuated Price:	\$572,000
Valuated PPSF:	\$480

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:	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

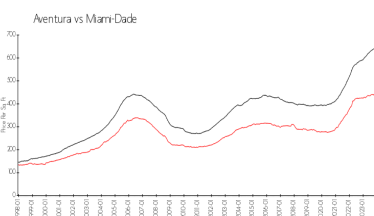
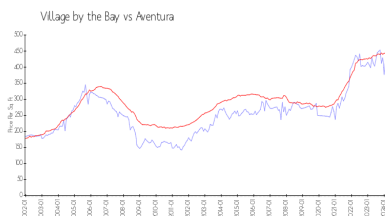
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8101	845 sq ft	Mar 2024	\$339,000	\$401
14205	1,077 sq ft	Mar 2024	\$540,000	\$501
9106	1,024 sq ft	Jan 2024	\$350,000	\$342
12210	1,320 sq ft	Jan 2024	\$607,000	\$460
9103	1,077 sq ft	Dec 2023	\$400,000	\$371
13202	1,024 sq ft	Dec 2023	\$400,000	\$391
13109	1,320 sq ft	Dec 2023	\$580,000	\$439

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