

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: \$690,000
 Valuated PPSF: \$579

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: 18
 Number of sales over the last 6 months: 9
 Number of sales over the last 3 months: 2

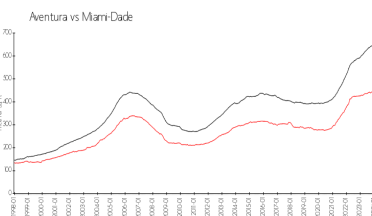
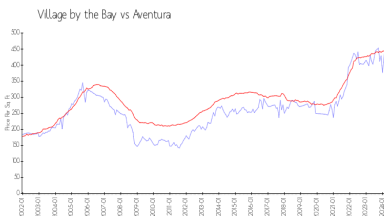
Building Association Information

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: \$463/sq. ft.
 Aventura: \$444/sq. ft.
 Aventura: \$444/sq. ft.
 Miami-Dade: \$703/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 | 68 days |
| Aventura | 87 days |
| Miami-Dade | 80 days |