

# Unit 9101 - Village by the Bay

9101 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11251046  |
| Status:         | Active     |
| Size:           | 845 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$415,000  |
| List PPSF:      | \$491      |
| Valuated Price: | \$292,000  |
| Valuated PPSF:  | \$346      |

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   |

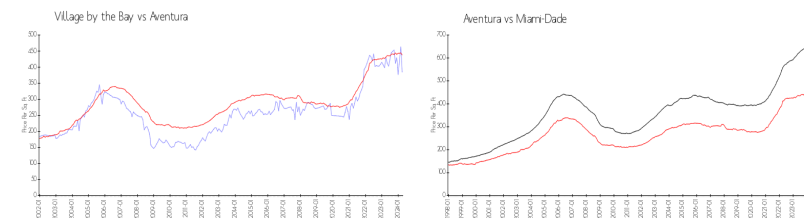
## Building Association Information

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.

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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 |