

# 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:	\$352,000
Valuated PPSF:	\$417

*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

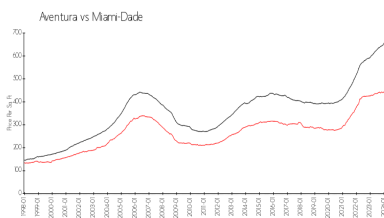
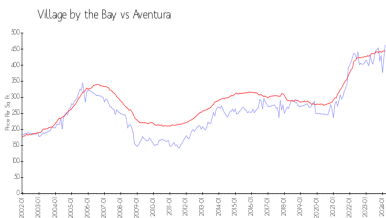
## Building Association Information

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

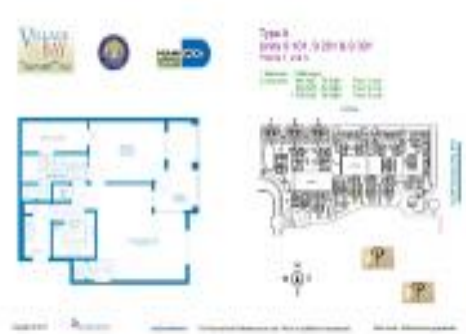


Village by the Bay: \$463/sq. ft.  
Aventura: \$444/sq. ft.

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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