

Unit 12311 - Village by the Bay

12311 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11358568
Status:	Active
Size:	1,191 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Bay,Water View
Rental Price:	\$3,250
List PPSF:	\$3
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.

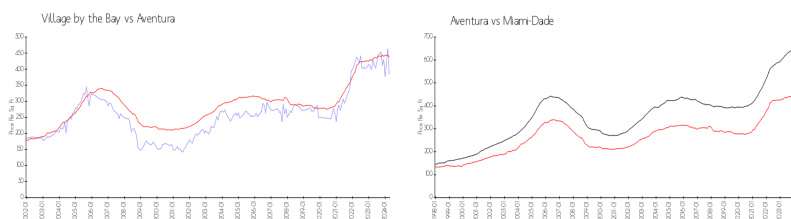
Building Information

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:	7
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

