

Unit 12406 - Village by the Bay

12406 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11360812
Status:	Active
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	Bay
Rental Price:	\$4,500
List PPSF:	\$4
Valuated Price:	\$593,000
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.

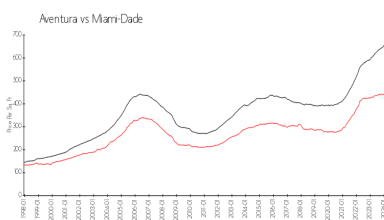
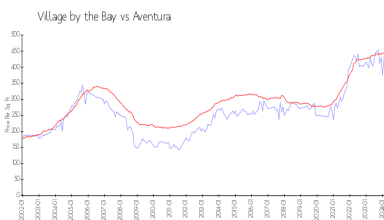
Building Information

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

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

