

# Unit 2304 - Village by the Bay

2304 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11503975
Status:	Active
Size:	1,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Additional Spaces Available,Assigned Parking
View:	
Rental Price:	\$4,850
List PPSF:	\$4
Valuated Price:	\$568,000
Valuated PPSF:	\$430

*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.*

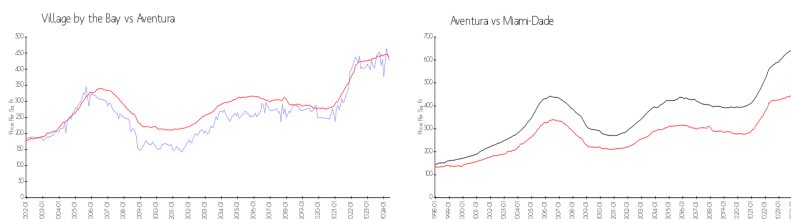
## Building Information

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:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	3

## Building Association Information

Village by The Bay Condo Association  
(305) 935-4472

## Market Information



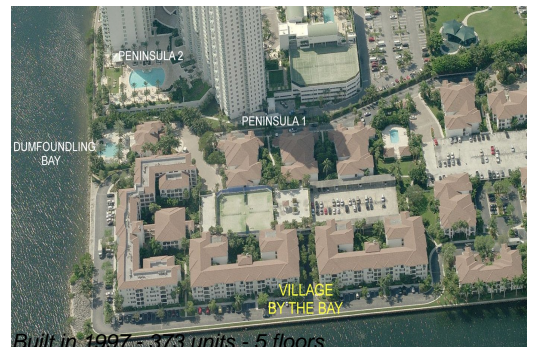
Village by the Bay:	\$426/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## 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	111 days
Aventura	91 days
Miami-Dade	81 days



Built in 1997 - 373 units - 5 floors