

# Unit 6304 - Village by the Bay

6304 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11553668
Status:	Active
Size:	1,077 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$520,900
List PPSF:	\$484
Valuated Price:	\$378,000
Valuated PPSF:	\$351

*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:	3

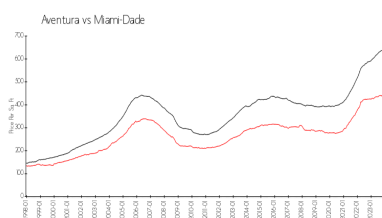
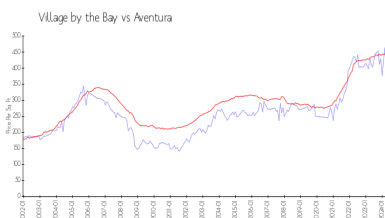
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12112	1,320 sq ft	May 2024	\$582,000	\$441
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

## Market Information



Village by the Bay:	\$382/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Village by the Bay	4%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Village by the Bay	78 days
Aventura	89 days
Miami-Dade	81 days