

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: \$520,990
 List PPSF: \$484
 Valuated Price: \$380,000
 Valuated PPSF: \$353

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

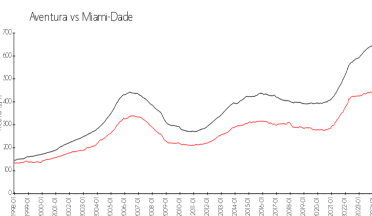
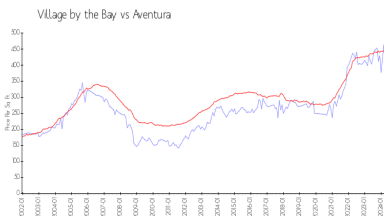
Building Association Information

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

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: \$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