

# Unit 13403 - Village by the Bay

13403 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11587223  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Guest Parking  
 View: Bay, Canal  
 Rental Price: \$4,500  
 List PPSF: \$3  
 Valuated Price: \$611,000  
 Valuated PPSF: \$463

*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.*

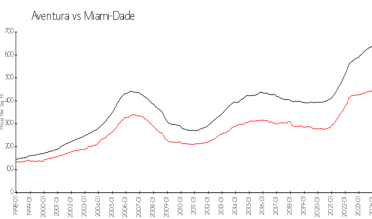
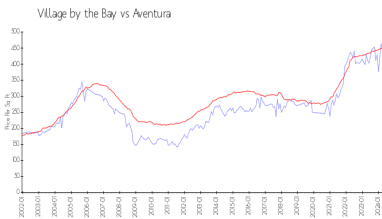
## Building Information

Number of units: 373  
 Number of active listings for rent: 20  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 4

## Building Association Information

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

## Market Information



Village by the Bay: \$434/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$704/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Village by the Bay 96 days  
 Aventura 94 days  
 Miami-Dade 83 days

