

# Unit 13409 - Village by the Bay

13409 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11589062  
 Status: Active  
 Size: 1,320 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:  
 List Price: \$505,000  
 List PPSF: \$383  
 Valuated Price: \$548,000  
 Valuated PPSF: \$415

*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: 14  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 18  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 2

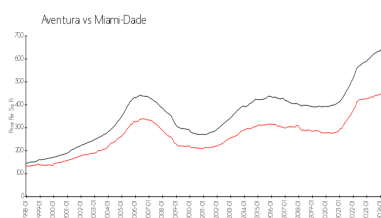
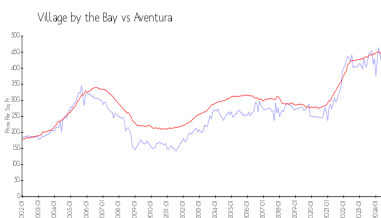
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12105	1,077 sq ft	Sep 2024	\$49,000	\$45
4102	845 sq ft	Aug 2024	\$370,000	\$438
11102	845 sq ft	Jun 2024	\$370,000	\$438
8302	1,036 sq ft	Jun 2024	\$380,000	\$367
14104	1,191 sq ft	Jun 2024	\$455,000	\$382
9101	845 sq ft	Jun 2024	\$340,000	\$402

## Market Information



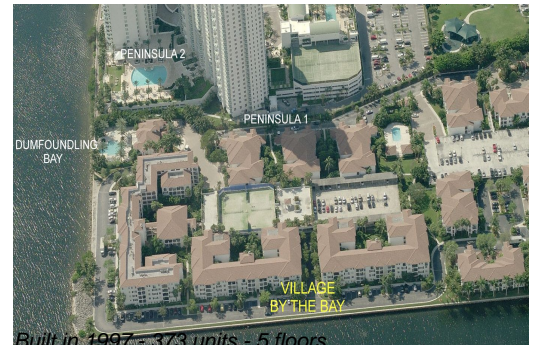
Village by the Bay:	\$426/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Village by the Bay	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Village by the Bay	94 days
Aventura	99 days



Miami-Dade

85 days