

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: \$535,000
 List PPSF: \$405
 Valuated Price: \$547,000
 Valuated PPSF: \$414

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: 4

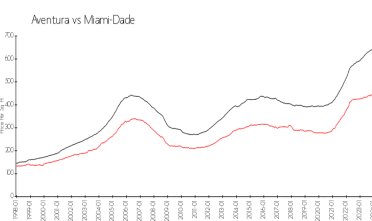
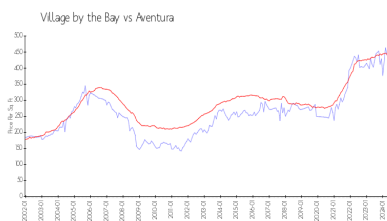
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14104	1,191 sq ft	Jun 2024	\$455,000	\$382
9101	845 sq ft	Jun 2024	\$340,000	\$402
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

Market Information

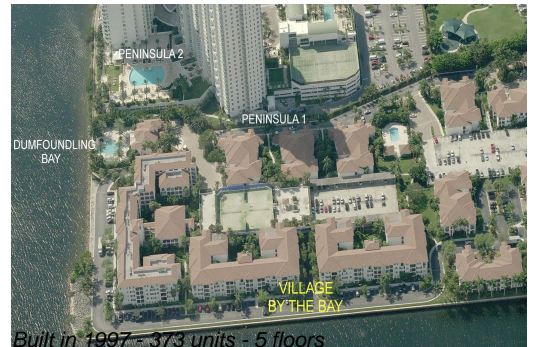


Village by the Bay: \$426/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$705/sq. ft.

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
Aventura
Miami-Dade

106 days
91 days
82 days