

Unit 12206 - Village by the Bay

12206 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11590802
Status:	Cancelled
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$499,000
List PPSF:	\$487
Valuated Price:	\$536,000
Valuated PPSF:	\$523

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

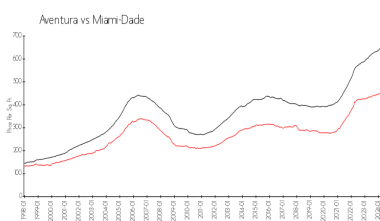
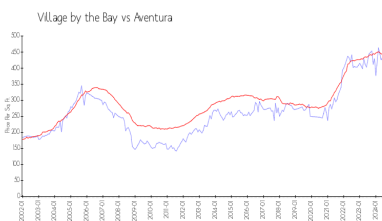
Building Association Information

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

