

Unit 7305 - Village by the Bay

7305 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11593323
 Status: Active
 Size: 1,024 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Guest Parking

View:
 List Price: \$479,000
 List PPSF: \$468
 Valuated Price: \$461,000
 Valuated PPSF: \$450

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

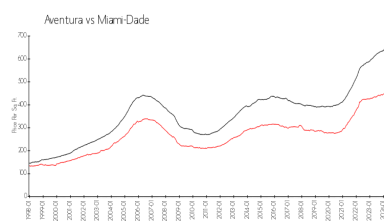
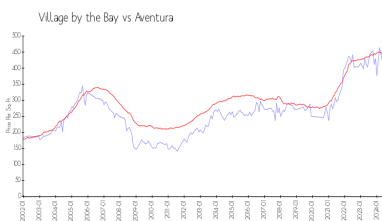
Building Association Information

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



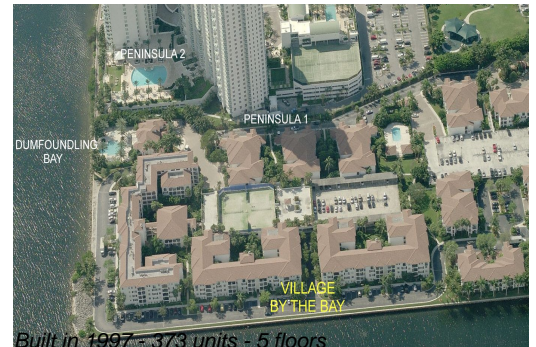
Village by the Bay: \$426/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$696/sq. ft.

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
Miami-Dade

99 days
85 days