

# 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: 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

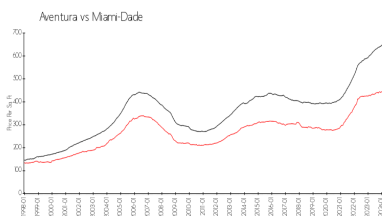
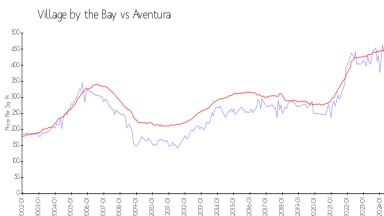
## Building Association Information

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.

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 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	106 days
Aventura	91 days
Miami-Dade	82 days