

Unit 8105 - Village by the Bay

8105 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11602451
 Status: Active
 Size: 1,024 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking
 View:
 List Price: \$499,000
 List PPSF: \$487
 Valuated Price: \$393,000
 Valuated PPSF: \$384

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

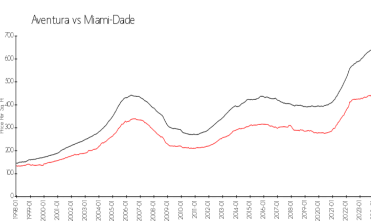
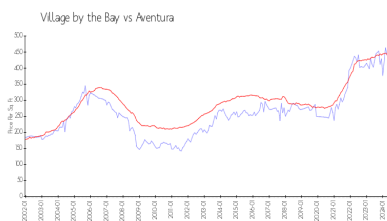
Building Association Information

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