

# 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:	17
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

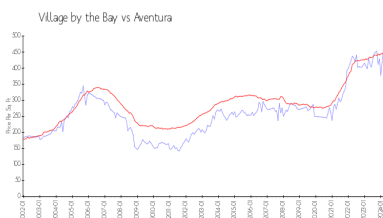
## Building Association Information

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

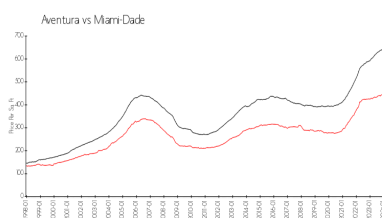
## Recent Sales

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	5%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Village by the Bay	106 days
Aventura	92 days
Miami-Dade	82 days