

# Unit 9201 - Village by the Bay

9201 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11606111
Status:	Active
Size:	845 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Assigned Parking
View:	
List Price:	\$372,500
List PPSF:	\$441
Valuated Price:	\$327,000
Valuated PPSF:	\$387

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

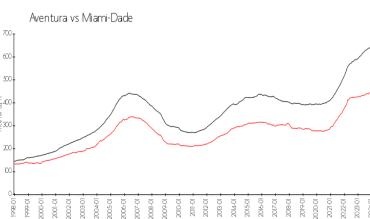
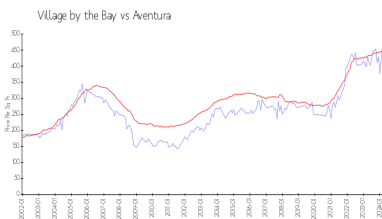
## Building Association Information

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