

# Unit 5305 - Village by the Bay

5305 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11626429
Status:	Active
Size:	1,191 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Covered Parking, Guest Parking
View:	Garden View
Rental Price:	\$4,500
List PPSF:	\$4
Valuated Price:	\$439,000
Valuated PPSF:	\$369

*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.*

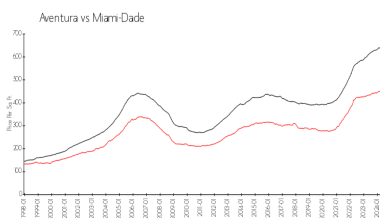
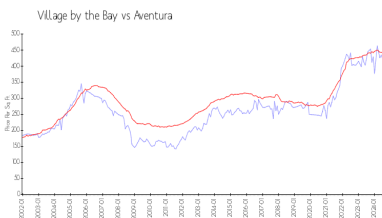
## Building Information

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:	9
Number of sales over the last 3 months:	5

## Building Association Information

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

## Market Information



Village by the Bay:	\$401/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/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	100 days
Aventura	101 days
Miami-Dade	86 days

