

# Unit 9304 - Village by the Bay

9304 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11679972
Status:	Active
Size:	1,077 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Garden View
Rental Price:	\$3,200
List PPSF:	\$3
Valuated Price:	\$397,000
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.*

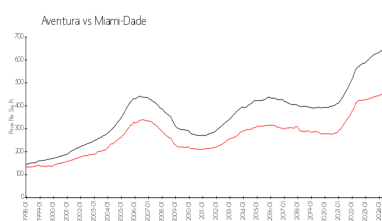
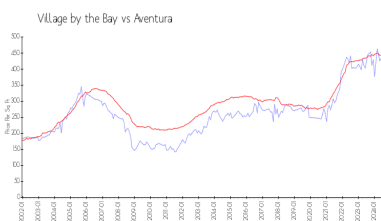
## Building Information

Number of units:	373
Number of active listings for rent:	20
Number of active listings for sale:	21
Building inventory for sale:	5%
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:	4

## 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.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Village by the Bay	6%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Village by the Bay	101 days
Aventura	103 days
Miami-Dade	87 days

