

Unit 2304 - Village by the Bay

2304 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11681411
 Status: Active
 Size: 1,320 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: Additional Spaces Available,Assigned Parking
 View: Canal,Water View
 Rental Price: \$4,900
 List PPSF: \$4
 Valuated Price: \$504,000
 Valuated PPSF: \$382

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.

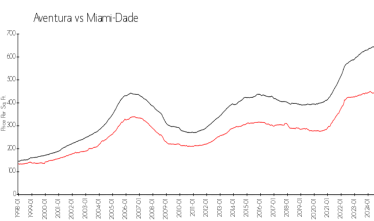
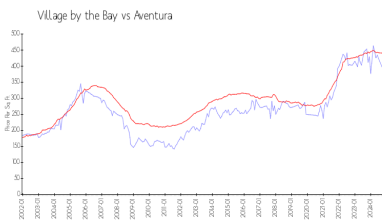
Building Information

Number of units: 373
 Number of active listings for rent: 20
 Number of active listings for sale: 19
 Building inventory for sale: 5%
 Number of sales over the last 12 months: 13
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 3

Building Association Information

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

Market Information



Village by the Bay: \$378/sq. ft. Aventura: \$426/sq. ft.
 Aventura: \$426/sq. ft. Miami-Dade: \$688/sq. ft.

Inventory for Sale

Village by the Bay 5%
 Aventura 7%
 Miami-Dade 5%

Avg. Time to Close Over Last 12 Months

Village by the Bay 113 days
 Aventura 107 days
 Miami-Dade 90 days

