

Unit 13305 - Village by the Bay

13305 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11700614
Status:	Active
Size:	1,077 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space
View:	Intracoastal View,Water View
Rental Price:	\$3,775
List PPSF:	\$4
Valuated Price:	\$479,000
Valuated PPSF:	\$445

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.

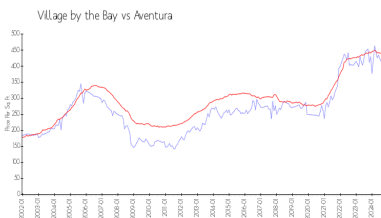
Building Information

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:	14
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

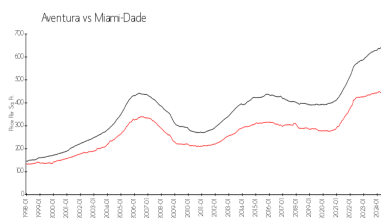
Building Association Information

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

Market Information



Village by the Bay: \$422/sq. ft.
Aventura: \$433/sq. ft.



Aventura: \$433/sq. ft.
Miami-Dade: \$693/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	108 days
Aventura	105 days
Miami-Dade	88 days

