

# Unit 7305 - Village by the Bay

7305 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11786024  
Status: Active  
Size: 1,024 Sq ft.  
Bedrooms: 2  
Full Bathrooms: 1  
Half Bathrooms: 1  
Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
View: Other View  
Rental Price: \$3,000  
List PPSF: \$3  
Valuated Price: \$396,000  
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

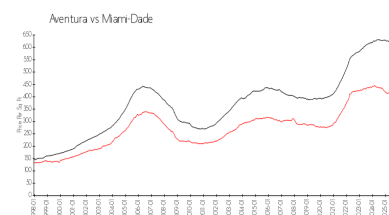
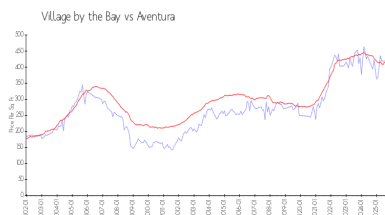
Number of units: 373  
Number of active listings for rent: 20  
Number of active listings for sale: 17  
Building inventory for sale: 4%  
Number of sales over the last 12 months: 12  
Number of sales over the last 6 months: 8  
Number of sales over the last 3 months: 6

## Building Association Information

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

<https://>

## Market Information



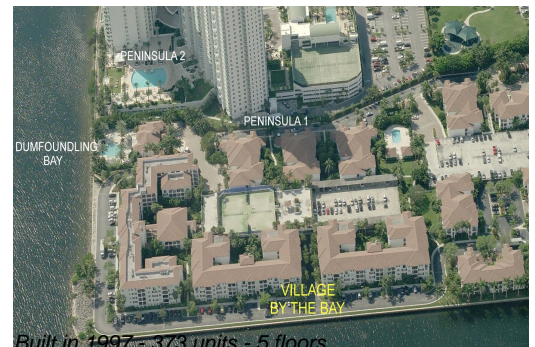
Village by the Bay:	\$366/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

## Inventory for Sale

Village by the Bay	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Village by the Bay	83 days
Aventura	98 days
Miami-Dade	77 days



Built in 1997 - 373 units - 5 floors