

# Unit 12407 - Village by the Bay

12407 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11855283  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Additional Spaces Available, Parking Garage  
 View: Bay, Water View  
 Rental Price: \$4,950  
 List PPSF: \$5  
 Valuated Price: \$469,000  
 Valuated PPSF: \$458

*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

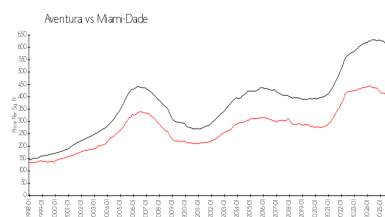
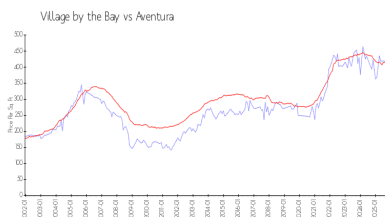
Number of units: 373  
 Number of active listings for rent: 20  
 Number of active listings for sale: 17  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 8  
 Number of sales over the last 3 months: 6

## 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

