

# Unit 12113 - Village by the Bay

12113 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11894873  |
| Status:         | Active     |
| Size:           | 893 Sq ft. |
| Bedrooms:       | 1          |
| Full Bathrooms: | 1          |
| Half Bathrooms: | 0          |
| Parking Spaces: |            |
| View:           |            |
| Rental Price:   | \$2,300    |
| List PPSF:      | \$3        |
| Valuated Price: | \$309,000  |
| Valuated PPSF:  | \$346      |

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

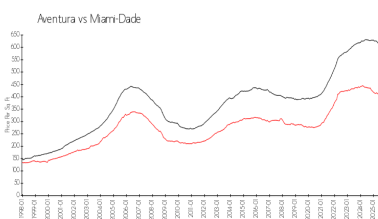
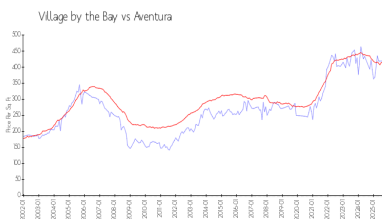
|                                          |     |
|------------------------------------------|-----|
| Number of units:                         | 373 |
| Number of active listings for rent:      | 20  |
| Number of active listings for sale:      | 17  |
| Building inventory for sale:             | 4%  |
| 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 |

