

# Unit 12406 - Village by the Bay

12406 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11917321
Status:	Active
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Guest Parking,Parking Garage
View:	Bay,Intracoastal View
Rental Price:	\$4,800
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

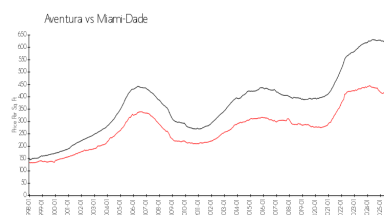
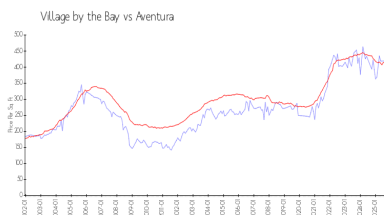
Number of units:	373
Number of active listings for rent:	20
Number of active listings for sale:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	12
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	6

## 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

