

# Unit 9302 - Village by the Bay

9302 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10422480
Status:	Active
Size:	1,036 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	Pool Area View
List Price:	\$459,999
List PPSF:	\$444
Valuated Price:	\$365,000
Valuated PPSF:	\$352

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:	16
Building inventory for sale:	4%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

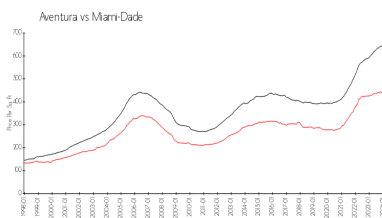
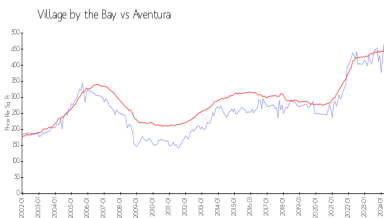
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
8101	845 sq ft	Mar 2024	\$339,000	\$401
14205	1,077 sq ft	Mar 2024	\$540,000	\$501
9106	1,024 sq ft	Jan 2024	\$350,000	\$342
12210	1,320 sq ft	Jan 2024	\$607,000	\$460
9103	1,077 sq ft	Dec 2023	\$400,000	\$371
13202	1,024 sq ft	Dec 2023	\$400,000	\$391
13109	1,320 sq ft	Dec 2023	\$580,000	\$439

## Market Information



Village by the Bay:	\$384/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Village by the Bay	4%
Aventura	4%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Village by the Bay	69 days
Aventura	87 days
Miami-Dade	81 days