

Unit 7106 - Village by the Bay

7106 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10467896
Status:	Active
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	Bay
List Price:	\$450,000
List PPSF:	\$439
Valuated Price:	\$425,000
Valuated PPSF:	\$415

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:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	17
Number of sales over the last 6 months:	9
Number of sales over the last 3 months:	4

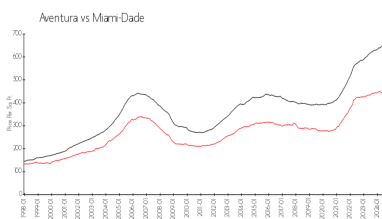
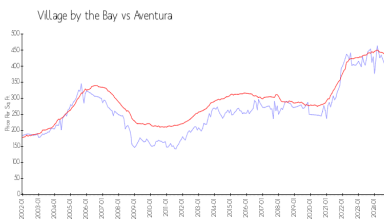
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14408	1,024 sq ft	Nov 2024	\$445,000	\$435
13409	1,320 sq ft	Nov 2024	\$510,000	\$386
12-206	1,024 sq ft	Oct 2024	\$495,000	\$483
12105	1,077 sq ft	Sep 2024	\$49,000	\$45
4102	845 sq ft	Aug 2024	\$370,000	\$438

Market Information



Village by the Bay:	\$401/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/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	101 days
Aventura	103 days
Miami-Dade	87 days

