

Unit 14403 - Village by the Bay

14403 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10534392
Status:	Active
Size:	1,320 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Guest Parking
View:	
List Price:	\$550,000
List PPSF:	\$417
Valuated Price:	\$515,000
Valuated PPSF:	\$390

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

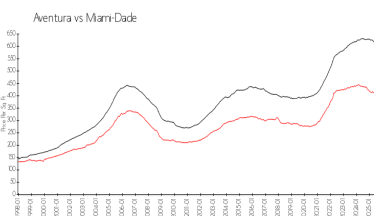
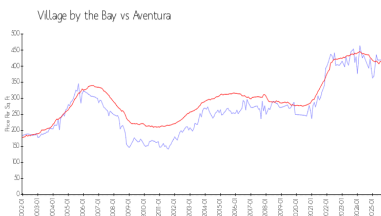
Village by The Bay Condo Association
(305) 935-4472

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14310	893 sq ft	Nov 2025	\$290,000	\$325
13408	1,024 sq ft	Nov 2025	\$355,000	\$347
12406	1,024 sq ft	Nov 2025	\$480,000	\$469
12405	1,077 sq ft	Nov 2025	\$450,000	\$418
4106	1,024 sq ft	Nov 2025	\$395,000	\$386

Market Information



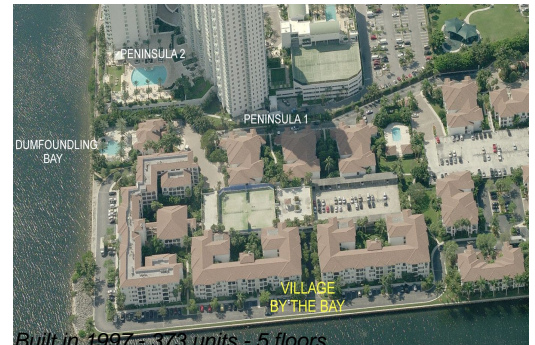
Village by the Bay: \$366/sq. ft.
Aventura: \$411/sq. ft.

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