

# Unit 9203 - Village by the Bay

9203 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: RX-11023926  
 Status: Active  
 Size: 1,077 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: Assigned,Covered  
 View: Garden,Pool  
 Rental Price: \$3,800  
 List PPSF: \$4  
 Valuated Price: \$370,000  
 Valuated PPSF: \$344

*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.*

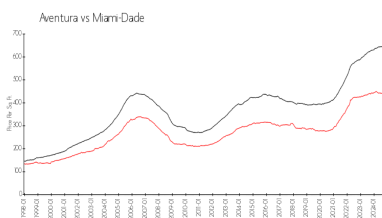
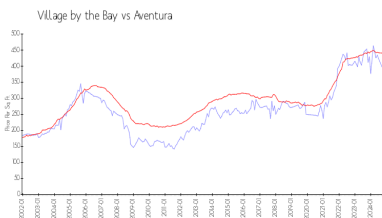
## Building Information

Number of units: 373  
 Number of active listings for rent: 20  
 Number of active listings for sale: 19  
 Building inventory for sale: 5%  
 Number of sales over the last 12 months: 13  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

## Building Association Information

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

## Market Information



Village by the Bay: \$378/sq. ft.  
 Aventura: \$426/sq. ft.

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 Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Village by the Bay: 5%  
 Aventura: 7%  
 Miami-Dade: 5%

## Avg. Time to Close Over Last 12 Months

Village by the Bay: 113 days  
 Aventura: 107 days  
 Miami-Dade: 90 days

