

Unit 12409 - Village by the Bay

12409 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11212248
 Status: Active
 Size: 1,191 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View:
 List Price: \$549,500
 List PPSF: \$461
 Valuated Price: \$569,000
 Valuated PPSF: \$478

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: 8
 Number of sales over the last 3 months: 3

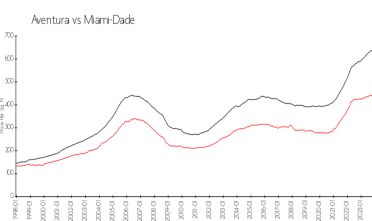
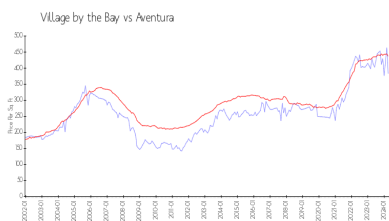
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
12112	1,320 sq ft	May 2024	\$582,000	\$441
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

Market Information



Village by the Bay: \$382/sq. ft.
 Aventura: \$437/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Village by the Bay 4%
 Aventura 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Village by the Bay

78 days

Aventura

89 days

Miami-Dade

81 days