

# Unit 7305 - Village by the Bay

7305 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11526515  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 1  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking  
 View: Other View  
 Rental Price: \$3,250  
 List PPSF: \$3  
 Valuated Price: \$413,000  
 Valuated PPSF: \$403

*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.*

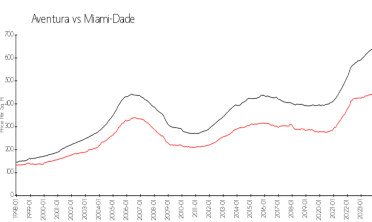
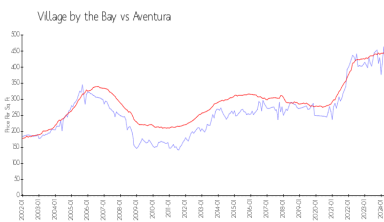
## Building Information

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

## 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

