

Unit 12508 - Village by the Bay

12508 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11526816
 Status: Pending
 Size: 1,077 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking
 View: Bay
 Rental Price: \$4,500
 List PPSF: \$4
 Valuated Price: \$520,000
 Valuated PPSF: \$483

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.



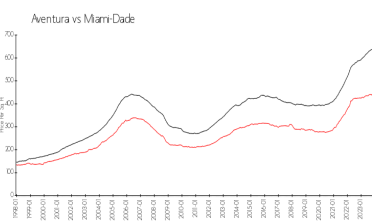
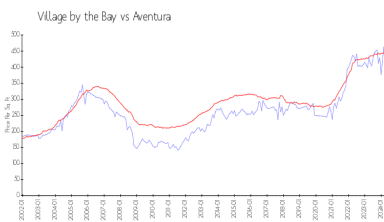
Building Information

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.

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 Miami-Dade: \$695/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