

# Unit 12404 - Village by the Bay

12404 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11563100  
 Status: Active  
 Size: 1,191 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Additional Spaces Available,Assigned Parking,Covered Parking,Parking Garage,Street Parking  
 View: Bay,Canal,Intracoastal View  
 Rental Price: \$4,500  
 List PPSF: \$4  
 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.*

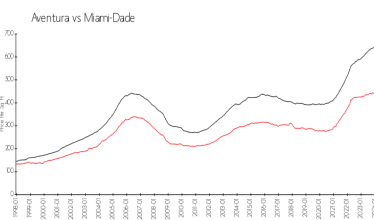
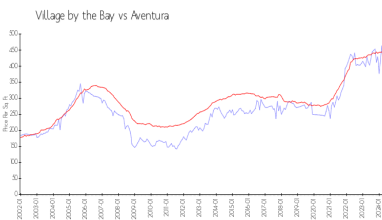
## Building Information

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

## Market Information



Village by the Bay:	\$382/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	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

