

Unit 7305 - Village by the Bay

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

Unit Information

MLS Number: A11593323
 Status: Active
 Size: 1,024 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Guest Parking

View:
 List Price: \$479,000
 List PPSF: \$468
 Valuated Price: \$396,000
 Valuated PPSF: \$387

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: 12
 Number of sales over the last 6 months: 8
 Number of sales over the last 3 months: 7

Building Association Information

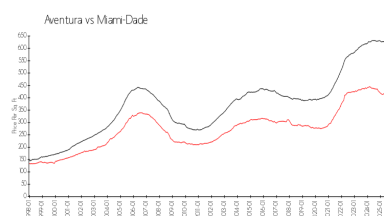
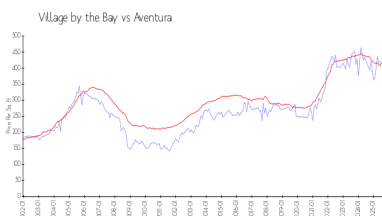
Village by The Bay Condo Association
 (305) 935-4472

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
14310	893 sq ft	Nov 2025	\$290,000	\$325
13408	1,024 sq ft	Nov 2025	\$355,000	\$347
12406	1,024 sq ft	Nov 2025	\$480,000	\$469
12405	1,077 sq ft	Nov 2025	\$450,000	\$418
4106	1,024 sq ft	Nov 2025	\$395,000	\$386

Market Information



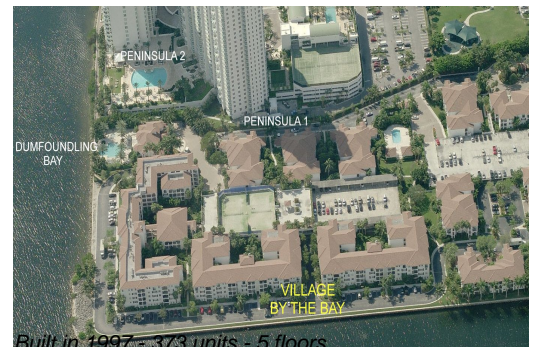
Village by the Bay: \$366/sq. ft.
 Aventura: \$411/sq. ft.

Aventura: \$411/sq. ft.
 Miami-Dade: \$671/sq. ft.

Inventory for Sale

Village by the Bay 4%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



Village by the Bay	82 days
Aventura	98 days
Miami-Dade	77 days