

# Unit 13402 - Village by the Bay

13402 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11808568
Status:	Active
Size:	1,024 Sq ft.
Bedrooms:	2
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$499,000
List PPSF:	\$487
Valuated Price:	\$365,000
Valuated PPSF:	\$356

*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

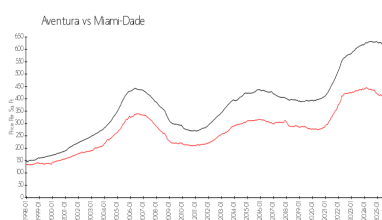
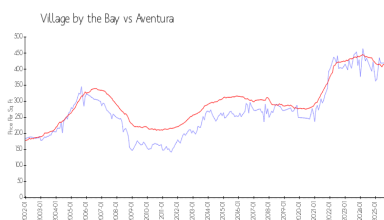
Village by The Bay Condo Association  
(305) 935-4472

<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.

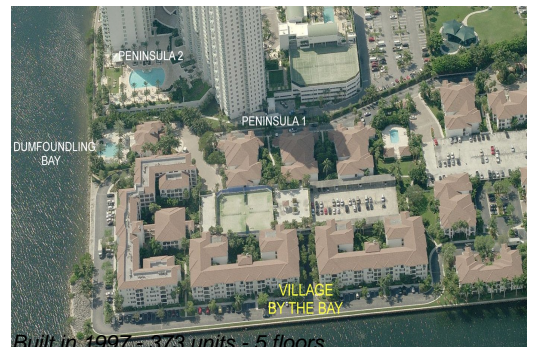
Aventura: \$411/sq. ft.  
Miami-Dade: \$671/sq. ft.

## 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
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Aventura  
Miami-Dade

98 days  
77 days