

# Unit 8105 - Village by the Bay

8105 - 3255 NE 184 St, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11862303  
 Status: Active  
 Size: 1,024 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking

View:  
 List Price: \$410,000  
 List PPSF: \$400  
 Valuated Price: \$337,000  
 Valuated PPSF: \$329

*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

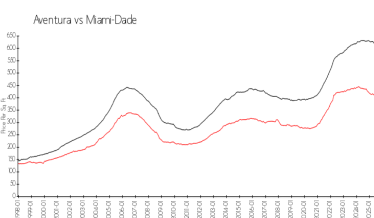
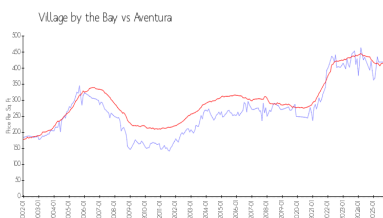
Village by The Bay Condo Association  
 (305) 935-4472

<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



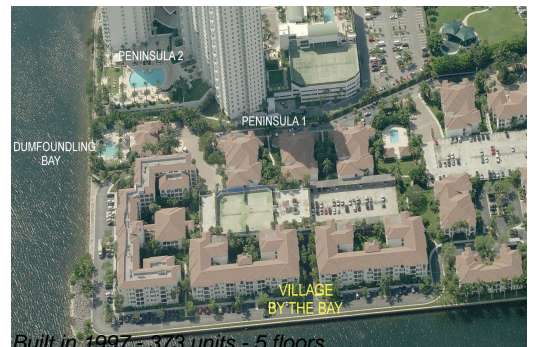
Village by the Bay: \$366/sq. ft.  
 Aventura: \$411/sq. ft.

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  
Aventura  
Miami-Dade

82 days  
98 days  
77 days