

Village By the Bay, Aventura

Condos - closed sales October 2025 to September 2026 - live page: www.pbprealestate.com/condo-fees-aventura/village-by-the-bay/

BY THE NUMBERS

Median listed association fee	\$846 / month equivalent	18 active listings stating a fee; middle half \$785 to \$1,036
Aventura median (same property type)	\$1,212 / month	1074 city listings
For sale today	18	1 under contract
Median asking price	\$422,450	asking range \$269,000 to \$649,000
Closed sales, October 2025 to September 2026	15	0 so far this month
Median sold price, same 12 months	\$435,000	sold range \$290,000 to \$585,000
Sold price vs original asking	90.5%	median across closed sales
Median recorded days on market (closed)	61	MLS cumulative days
Cash purchases	53.3%	of closed sales
Year built (listings)	1997	median 1997
Months of supply	14.4	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed. Small sample: counts are shown where the page shows counts; no percentages under 10 listings.

WHAT THE FEE TYPICALLY COVERS

- Common areas (75% of listings stating inclusions)
- Grounds (75% of listings stating inclusions)
- Security (68.8% of listings stating inclusions)
- Cable TV (68.8% of listings stating inclusions)
- Pool (62.5% of listings stating inclusions)
- Water (56.2% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 2 listings state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 1.6 mi (Sunny Isles Beach)
- Hospital: 1.6 mi (HCA Florida Aventura Hospital)
- Golf: 0.9 mi
- Rail station: 1 mi (Aventura)
- Marina: 1 mi
- Within 1 mile: 32 restaurants, 27 tennis courts, 8 parks, 8 playgrounds, 6 grocery stores

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in Village By the Bay? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-aventura/village-by-the-bay/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of October 18, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to Village By the Bay after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.