

# Unit 1604 - Hidden Bay

1604 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11542860
Status:	Active
Size:	1,610 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$799,000
List PPSF:	\$496
Valuated Price:	\$834,000
Valuated PPSF:	\$518

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:	370
Number of active listings for rent:	6
Number of active listings for sale:	23
Building inventory for sale:	6%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

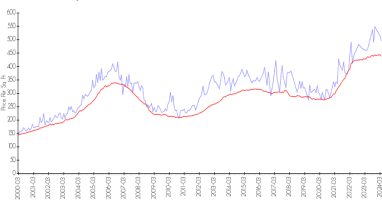
100 Hidden Bay Condominium Association Inc  
(305) 466-1243 & (305) 937-1360

## Recent Sales

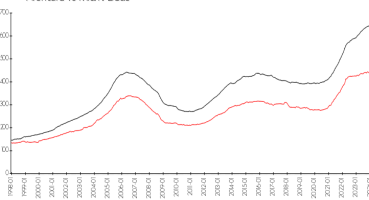
Unit #	Size	Closing Date	Sale Price	PPSF
3111	2,720 sq ft	Mar 2024	\$1,598,000	\$588
1511	1,660 sq ft	Dec 2023	\$725,000	\$437
415	800 sq ft	Dec 2023	\$375,000	\$469
3015	2,720 sq ft	Dec 2023	\$1,425,000	\$524
3313	4,080 sq ft	Dec 2023	\$3,500,000	\$858

## Market Information

Hidden Bay vs Aventura



Aventura vs Miami-Dade



Hidden Bay:	\$498/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Hidden Bay	6%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Hidden Bay  
Aventura  
Miami-Dade

147 days  
87 days  
81 days