

# Unit 510 - Hidden Bay

510 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11568881  
 Status: Active  
 Size: 800 Sq ft.  
 Bedrooms: 1  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View: Intracoastal View,Lake  
 Rental Price: \$2,600  
 List PPSF: \$3  
 Valuated Price: \$434,000  
 Valuated PPSF: \$543

*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

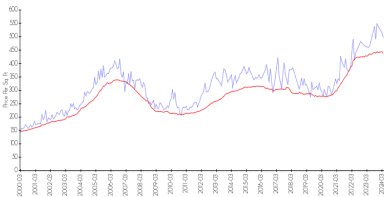
Number of units: 370  
 Number of active listings for rent: 6  
 Number of active listings for sale: 25  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 1

## Building Association Information

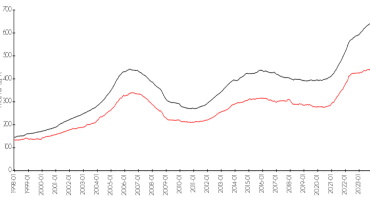
100 Hidden Bay Condominium Association Inc  
 (305) 466-1243 & (305) 937-1360

## 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 7%  
 Aventura 5%  
 Miami-Dade 4%

## Avg. Time to Close Over Last 12 Months

Hidden Bay 159 days  
 Aventura 88 days  
 Miami-Dade 81 days

