

# Unit 508 - Hidden Bay

508 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11608763
Status:	Active
Size:	2,130 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	Bay,Intracoastal View,Tennis Court View,Water View
Rental Price:	\$7,000
List PPSF:	\$3
Valuated Price:	\$812,000
Valuated PPSF:	\$381

*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.*



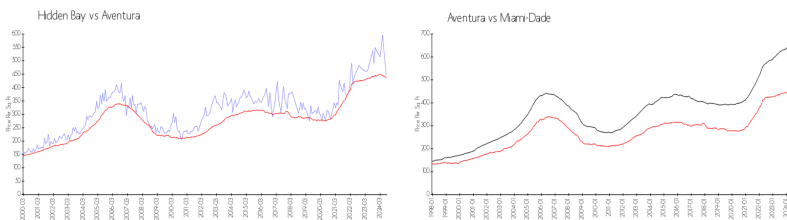
## Building Information

Number of units:	370
Number of active listings for rent:	6
Number of active listings for sale:	29
Building inventory for sale:	7%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

## Building Association Information

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

## Market Information



Hidden Bay:	\$446/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$696/sq. ft.

## Inventory for Sale

Hidden Bay	8%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

Hidden Bay	203 days
Aventura	98 days
Miami-Dade	84 days