

Unit 113 - Hidden Bay

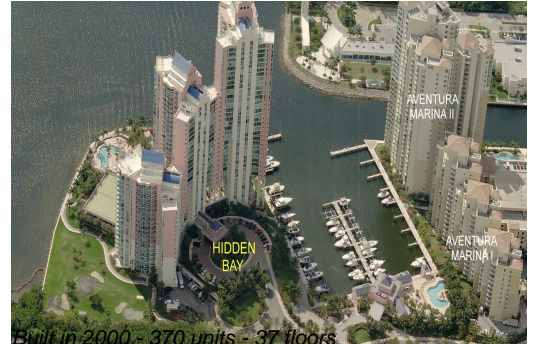
113 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11628238
 Status: Active
 Size: 2,130 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking

View:
 List Price: \$900,000
 List PPSF: \$423
 Valuated Price: \$1,140,000
 Valuated PPSF: \$535

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: 33
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

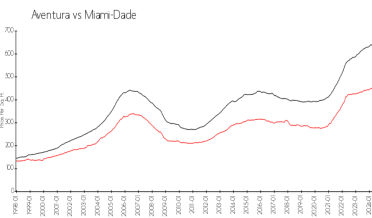
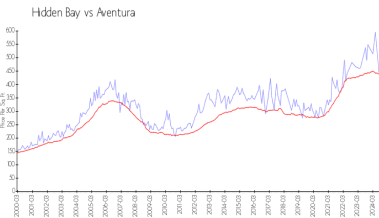
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
505	800 sq ft	Sep 2024	\$350,000	\$438
2412	1,610 sq ft	Aug 2024	\$780,000	\$484
203	2,130 sq ft	Aug 2024	\$860,000	\$404
914	1,610 sq ft	May 2024	\$735,000	\$457
3111	2,720 sq ft	Mar 2024	\$1,598,000	\$588

Market Information



Hidden Bay: \$512/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Hidden Bay: 9%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Hidden Bay: 159 days
 Aventura: 101 days
 Miami-Dade: 86 days