

# Unit 1002 - Hidden Bay

1002 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11642581
Status:	Active
Size:	1,610 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$750,000
List PPSF:	\$466
Valuated Price:	\$673,000
Valuated PPSF:	\$418

*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

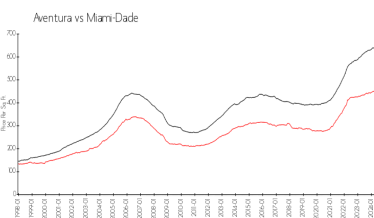
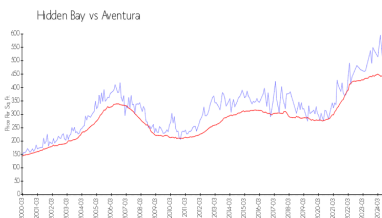
## Building Association Information

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	102 days
Miami-Dade	86 days

