

Unit 404 - Hidden Bay

404 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	RX-10983716
Status:	Active
Size:	1,610 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2+ Spaces,Covered
View:	Garden,Other
List Price:	\$849,900
List PPSF:	\$528
Valuated Price:	\$663,000
Valuated PPSF:	\$412

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

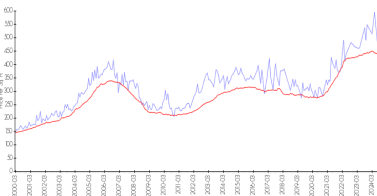
100 Hidden Bay Condominium Association Inc
(305) 466-1243 & (305) 937-1360

Recent Sales

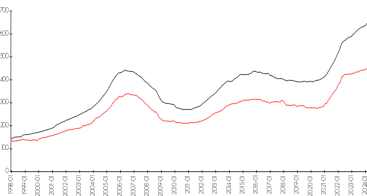
Unit #	Size	Closing Date	Sale Price	PPSF
2412	1,610 sq ft	Aug 2024	\$780,000	\$484
203	2,130 sq ft	Aug 2024	\$860,000	\$404
914	1,610 sq ft	May 2024	\$735,000	\$457
3111	2,720 sq ft	Mar 2024	\$1,598,000	\$588
1511	1,660 sq ft	Dec 2023	\$725,000	\$437
415	800 sq ft	Dec 2023	\$375,000	\$469
3015	2,720 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:	\$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	97 days
Miami-Dade	84 days