

# Unit 614 - Hidden Bay

614 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |              |
|-----------------|--------------|
| MLS Number:     | A11566475    |
| Status:         | Pending      |
| Size:           | 1,610 Sq ft. |
| Bedrooms:       | 2            |
| Full Bathrooms: | 2            |
| Half Bathrooms: | 1            |
| Parking Spaces: |              |
| View:           |              |
| Rental Price:   | \$4,550      |
| List PPSF:      | \$3          |
| Valuated Price: | \$713,000    |
| Valuated PPSF:  | \$443        |

*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.*

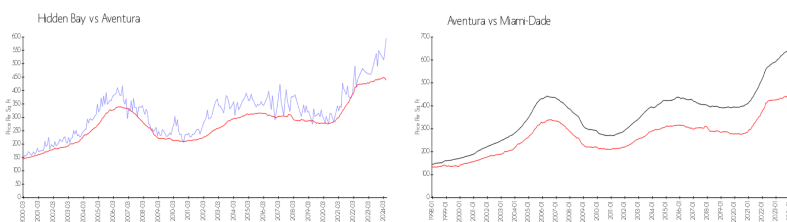
## Building Information

|  |     |
|--|-----|
| 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: | 11  |
| Number of sales over the last 6 months:  | 6   |
| 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: | \$595/sq. ft. | Aventura:   | \$438/sq. ft. |
| Aventura:   | \$438/sq. ft. | Miami-Dade: | \$703/sq. ft. |

## Inventory for Sale

|            |    |
|------------|----|
| Hidden Bay | 7% |
| Aventura   | 5% |
| Miami-Dade | 3% |

## Avg. Time to Close Over Last 12 Months

|            |          |
|------------|----------|
| Hidden Bay | 160 days |
| Aventura   | 89 days  |
| Miami-Dade | 81 days  |

