

# Unit 806 - Hidden Bay

806 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11480544
Status:	Active
Size:	1,660 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay,Ocean View,Water View
Rental Price:	\$4,500
List PPSF:	\$3
Valuated Price:	\$728,000
Valuated PPSF:	\$439

*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.*

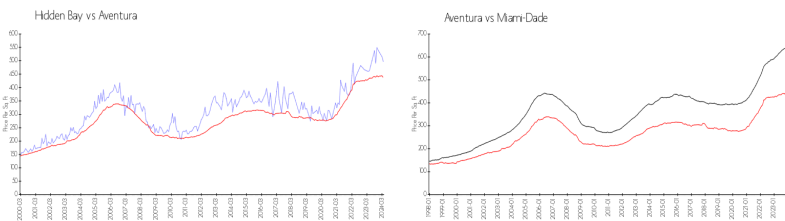
## Building Information

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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

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

## Market Information



Hidden Bay:	\$498/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Hidden Bay	159 days
Aventura	89 days
Miami-Dade	81 days

