

Unit 2810 - Hidden Bay

2810 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11571181
 Status: Active
 Size: 2,610 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:

List Price: \$2,500,000
 List PPSF: \$958
 Valuated Price: \$1,524,000
 Valuated PPSF: \$584

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: 23
 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: 1

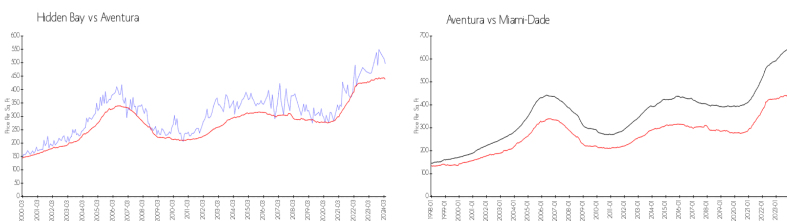
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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

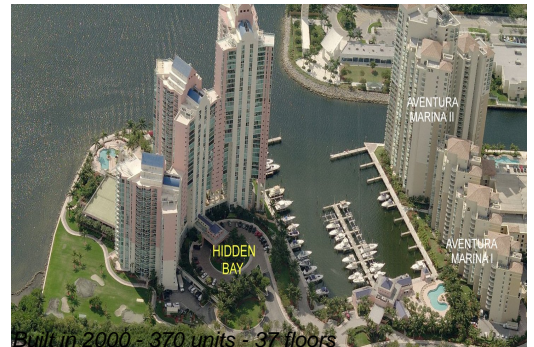


Hidden Bay: \$498/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Hidden Bay 6%
 Aventura 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Hidden Bay
Aventura
Miami-Dade

147 days
87 days
81 days