

Unit 2410 - Hidden Bay

2410 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11622327
 Status: Active
 Size: 1,870 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$1,100,000
 List PPSF: \$588
 Valuated Price: \$861,000
 Valuated PPSF: \$460

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: 31
 Building inventory for sale: 8%
 Number of sales over the last 12 months: 12
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

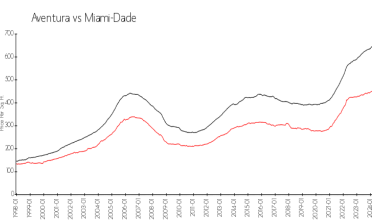
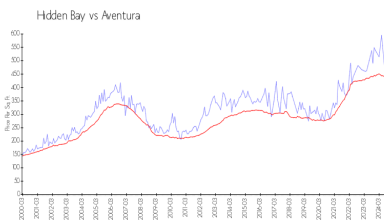
Building Association Information

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: \$446/sq. ft. Aventura: \$438/sq. ft.
 Aventura: \$438/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: 191 days
 Aventura: 101 days
 Miami-Dade: 85 days

