

Unit 610 - Hidden Bay

610 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11785173
 Status: Active
 Size: 800 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 0
 Parking Spaces: 1 Space, Additional Spaces Available, Covered Parking

View:
 List Price: \$426,000
 List PPSF: \$533
 Valuated Price: \$403,000
 Valuated PPSF: \$504

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: 8
 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

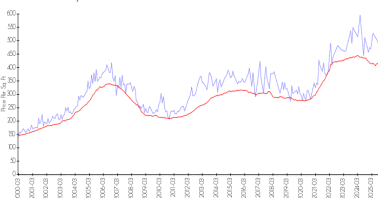
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Recent Sales

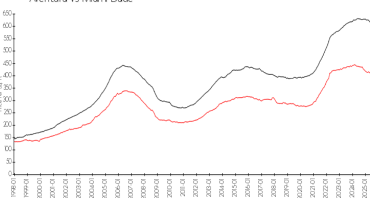
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 2915 | 2,720 sq ft | Dec 2025 | \$1,200,000 | \$441 |
| 1808 | 2,130 sq ft | Dec 2025 | \$1,280,000 | \$601 |
| PH3615 | 2,720 sq ft | Aug 2025 | \$1,550,000 | \$570 |
| 1815 | 1,660 sq ft | Aug 2025 | \$667,500 | \$402 |
| 404 | 1,610 sq ft | Apr 2025 | \$785,000 | \$488 |

Market Information

Hidden Bay vs Aventura



Aventura vs Miami-Dade



| | | | |
|-------------|---------------|-------------|---------------|
| Hidden Bay: | \$458/sq. ft. | Aventura: | \$411/sq. ft. |
| Aventura: | \$411/sq. ft. | Miami-Dade: | \$668/sq. ft. |

Inventory for Sale

Hidden Bay 7%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months



| | |
|------------|----------|
| Hidden Bay | 118 days |
| Aventura | 98 days |
| Miami-Dade | 77 days |