

Unit 804 - Hidden Bay

804 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11913123
Status:	Active
Size:	1,610 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$690,000
List PPSF:	\$429
Valuated Price:	\$709,000
Valuated PPSF:	\$440

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

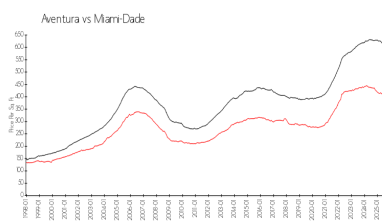
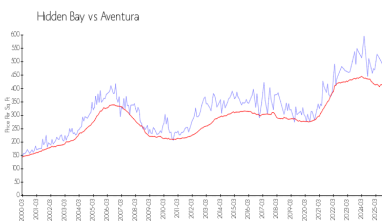
100 Hidden Bay Condominium Association Inc
(305) 466-1243 & (305) 937-1360

<https://>

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



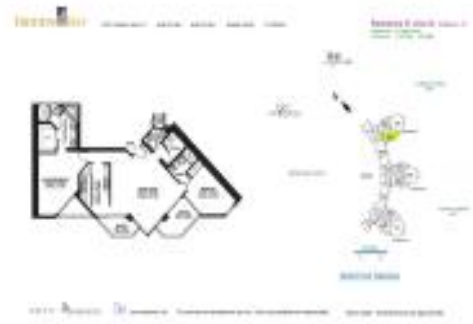
Hidden Bay:	\$458/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months

Hidden Bay	118 days
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Aventura
Miami-Dade

98 days
77 days