

# Unit 2508 - Hidden Bay

2508 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |  |
|-----------------|--|
| MLS Number:     | F10425088                                |
| Status:         | Active                                   |
| Size:           | 2,130 Sq ft.                             |
| Bedrooms:       | 3  |
| Full Bathrooms: | 3  |
| Half Bathrooms: | 1  |
| Parking Spaces: | 1 Space,Assigned Parking,Covered Parking |
| View:           | Bay,Intracoastal View,Ocean View         |
| List Price:     | \$1,380,000                              |
| List PPSF:      | \$648                                    |
| Valuated Price: | \$1,106,000                              |
| Valuated PPSF:  | \$519                                    |

*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   |

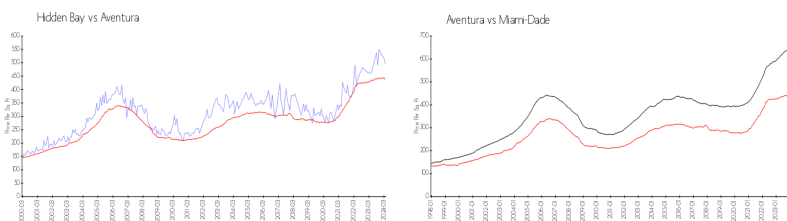
## Building Association Information

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

## 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:   | \$437/sq. ft. |
| Aventura:   | \$437/sq. ft. | Miami-Dade: | \$694/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  |