

# 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: \$1,107,000  
 Valuated PPSF: \$520

*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

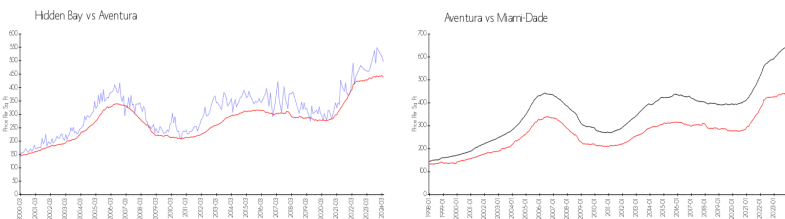
## Building Association Information

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