

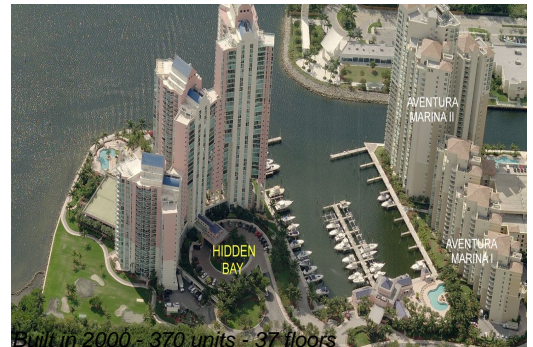
Unit 2508 - Hidden Bay

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

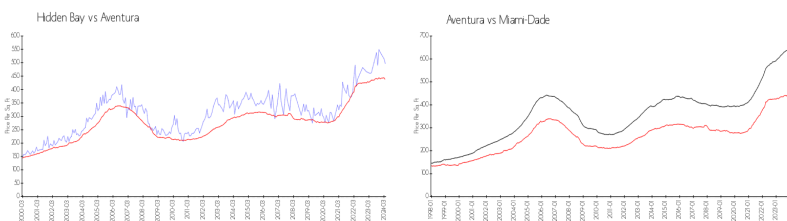
Building Association Information

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
Aventura
Miami-Dade

159 days
89 days
81 days