

Unit 2607 - Hidden Bay

2607 - 3370 Hidden Bay Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11894211
Status:	Active
Size:	1,610 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking
View:	
List Price:	\$759,000
List PPSF:	\$471
Valuated Price:	\$859,000
Valuated PPSF:	\$534

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:	7
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

Building Association Information

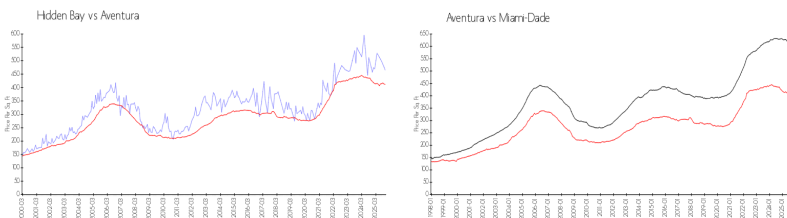
100 Hidden Bay Condominium Association Inc
(305) 466-1243 & (305) 937-1360

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
113	2,130 sq ft	Feb 2025	\$810,000	\$380
1701	1,870 sq ft	Feb 2025	\$775,000	\$414

Market Information



Hidden Bay:	\$464/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



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