

# Unit 404 - Hamptons South

404 - 20201 E Country Club Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11436375  
 Status: Active  
 Size: 2,980 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space,Covered Parking  
 View:  
 List Price: \$1,199,000  
 List PPSF: \$402  
 Valuated Price: \$1,200,000  
 Valuated PPSF: \$403

*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: 250  
 Number of active listings for rent: 2  
 Number of active listings for sale: 9  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 15  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

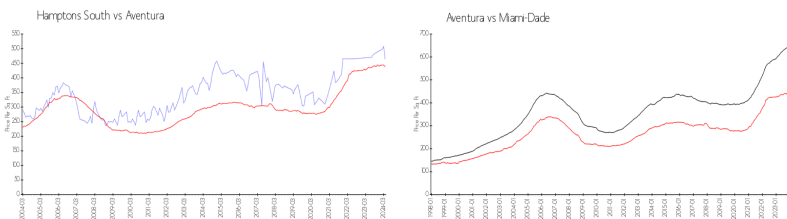
## Building Association Information

Hampton South Condominium Association  
 (305) 932-8882

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1907	2,980 sq ft	Apr 2024	\$1,450,000	\$487
2009	3,262 sq ft	Apr 2024	\$1,700,000	\$521
1110	3,599 sq ft	Mar 2024	\$1,995,000	\$554
1204	2,980 sq ft	Feb 2024	\$1,400,000	\$470
2502	3,262 sq ft	Nov 2023	\$1,620,000	\$497
308	3,264 sq ft	Nov 2023	\$1,350,000	\$414

## Market Information

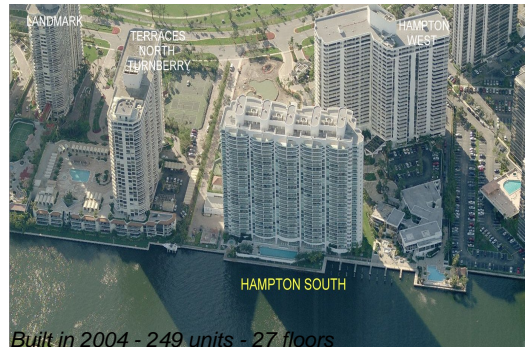


Hamptons South: \$463/sq. ft.      Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.      Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Hamptons South: 4%  
 Aventura: 4%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months



Hamptons South  
Aventura  
Miami-Dade

73 days  
87 days  
81 days