

# Unit 2302 - Hamptons West

2302 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                                 |
|-----------------|---------------------------------|
| MLS Number:     | A11441328                       |
| Status:         | Active                          |
| Size:           | 1,800 Sq ft.                    |
| Bedrooms:       | 2                               |
| Full Bathrooms: | 2                               |
| Half Bathrooms: |                                 |
| Parking Spaces: | 2 Or More Spaces, Guest Parking |
| View:           |                                 |
| List Price:     | \$870,000                       |
| List PPSF:      | \$483                           |
| Valuated Price: | \$710,000                       |
| Valuated PPSF:  | \$394                           |

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:                         | 342 |
| Number of active listings for rent:      | 2   |
| Number of active listings for sale:      | 19  |
| Building inventory for sale:             | 5%  |
| Number of sales over the last 12 months: | 17  |
| Number of sales over the last 6 months:  | 9   |
| Number of sales over the last 3 months:  | 4   |

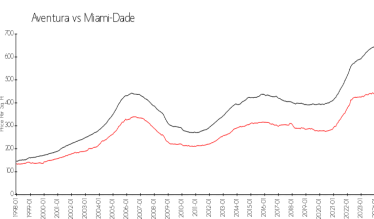
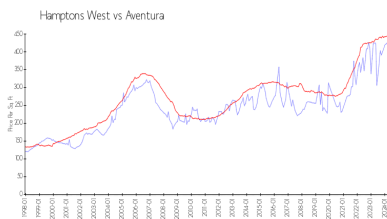
## Building Association Information

Hamptons West Condominium  
(305) 932-3210 & (323) 512-7331

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| TW11   | 1,560 sq ft | Apr 2024     | \$680,000  | \$436 |
| 910    | 1,400 sq ft | Apr 2024     | \$535,000  | \$382 |
| 1008   | 2,080 sq ft | Apr 2024     | \$750,000  | \$361 |
| 803    | 1,470 sq ft | Mar 2024     | \$549,000  | \$373 |
| 1905   | 1,400 sq ft | Jan 2024     | \$575,000  | \$411 |

## Market Information

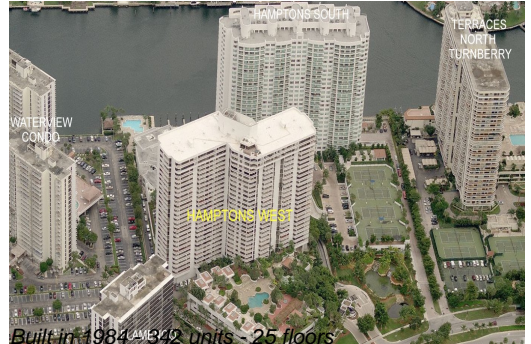


|                |               |             |               |
|----------------|---------------|-------------|---------------|
| Hamptons West: | \$368/sq. ft. | Aventura:   | \$438/sq. ft. |
| Aventura:      | \$438/sq. ft. | Miami-Dade: | \$698/sq. ft. |

## Inventory for Sale

|               |    |
|---------------|----|
| Hamptons West | 6% |
| Aventura      | 4% |
| Miami-Dade    | 3% |

## Avg. Time to Close Over Last 12 Months



Hamptons West  
Aventura  
Miami-Dade

142 days  
87 days  
81 days