

# Unit 304 - Hamptons West

304 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11482475
Status:	Active
Size:	1,560 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$819,000
List PPSF:	\$525
Valuated Price:	\$479,000
Valuated PPSF:	\$307

*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

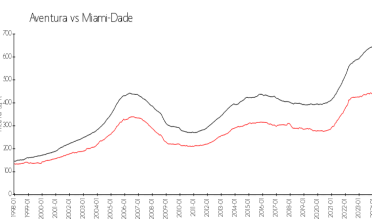
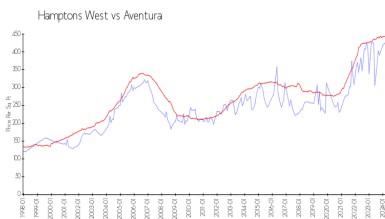
## Building Association Information

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