

Unit 604 - Hamptons West

604 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11503516
 Status: Active
 Size: 1,560 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$725,000
 List PPSF: \$465
 Valuated Price: \$494,000
 Valuated PPSF: \$317

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

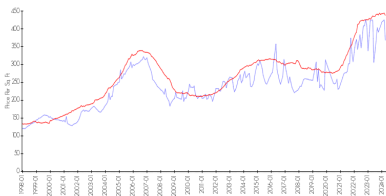
Hamptons West Condominium
 (305) 932-3210 & (323) 512-7331

Recent Sales

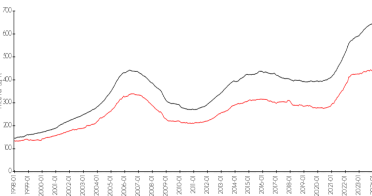
Unit #	Size	Closing Date	Sale Price	PPSF
TW11	1,560 sq ft	Apr 2024	\$680,000	\$436
910	1,400 sq ft	Apr 2024	\$535,000	\$382
1008	2,080 sq ft	Apr 2024	\$750,000	\$361
803	1,470 sq ft	Mar 2024	\$549,000	\$373
1905	1,400 sq ft	Jan 2024	\$575,000	\$411

Market Information

Hamptons West vs Aventura



Aventura vs Miami-Dade



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