

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:	17
Building inventory for sale:	4%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	11
Number of sales over the last 3 months:	6

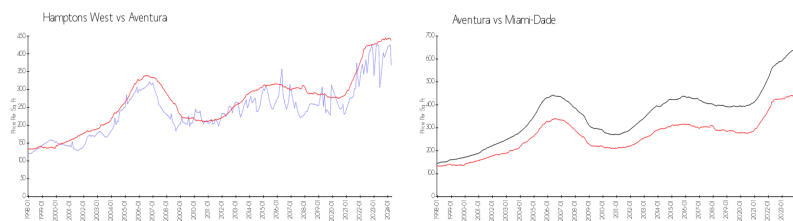
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	1,400 sq ft	May 2024	\$600,000	\$429
710	1,400 sq ft	May 2024	\$535,000	\$382
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

Market Information

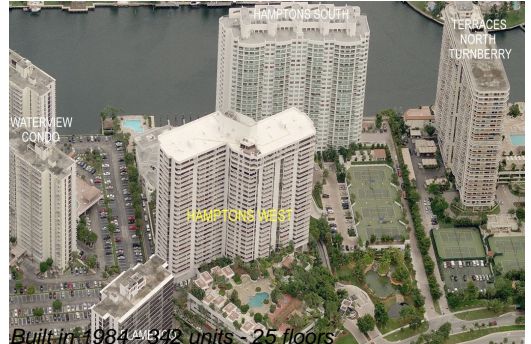


Hamptons West:	\$368/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Hamptons West	5%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



Hamptons West	131 days
Aventura	89 days
Miami-Dade	81 days