

Unit 1011 - Hamptons West

1011 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

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|-----------------|---|
| MLS Number: | A11572822 |
| Status: | Active |
| Size: | 1,560 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 2 |
| Half Bathrooms: | |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View: | |
| List Price: | \$795,000 |
| List PPSF: | \$510 |
| Valuated Price: | \$541,000 |
| Valuated PPSF: | \$347 |

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

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|--|-----|
| 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 |

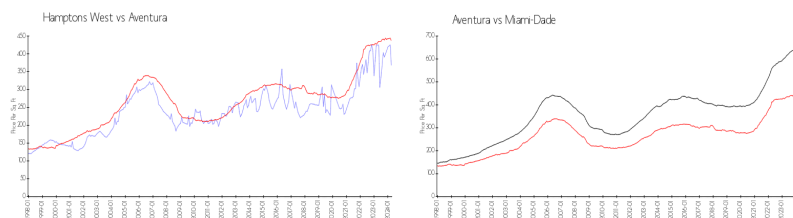
Building Association Information

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

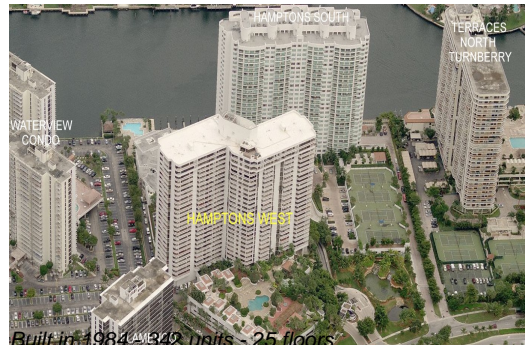


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|----------------|---------------|-------------|---------------|
| Hamptons West: | \$368/sq. ft. | Aventura: | \$437/sq. ft. |
| Aventura: | \$437/sq. ft. | Miami-Dade: | \$694/sq. ft. |

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 |