

# Unit 305 - Hamptons West

305 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number:	A11602290
Status:	Active
Size:	1,400 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$599,000
List PPSF:	\$428
Valuated Price:	\$386,000
Valuated PPSF:	\$276

*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:	20
Building inventory for sale:	5%
Number of sales over the last 12 months:	18
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	2

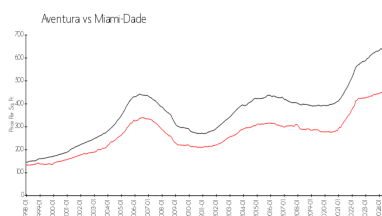
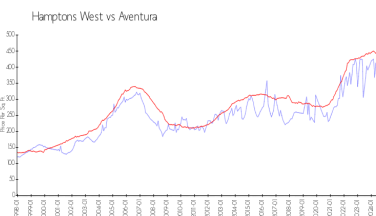
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2310	1,400 sq ft	Sep 2024	\$530,000	\$379
2215	1,800 sq ft	Sep 2024	\$635,000	\$353
2010	1,400 sq ft	Jul 2024	\$570,000	\$407
TW7	2,080 sq ft	Jun 2024	\$830,000	\$399
1405	1,400 sq ft	May 2024	\$495,000	\$354
2302	1,800 sq ft	May 2024	\$785,000	\$436
905	1,400 sq ft	May 2024	\$600,000	\$429
710	1,400 sq ft	May 2024	\$535,000	\$382

## Market Information



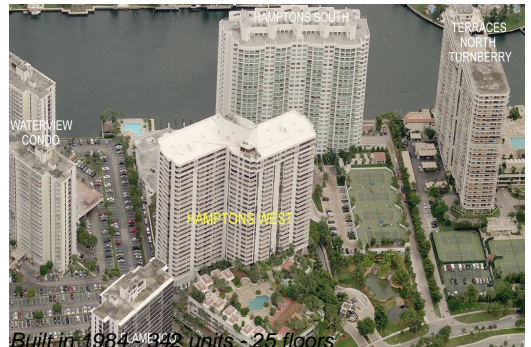
Hamptons West: \$330/sq. ft.  
Aventura: \$434/sq. ft.

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Miami-Dade: \$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Hamptons West	134 days
Aventura	99 days
Miami-Dade	85 days