

# Unit M3 - Hamptons West

M3 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: A11611424  
 Status: Active  
 Size: 1,470 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$480,000  
 List PPSF: \$327  
 Valuated Price: \$463,000  
 Valuated PPSF: \$315

*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: 21  
 Building inventory for sale: 6%  
 Number of sales over the last 12 months: 20  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 3

## Building Association Information

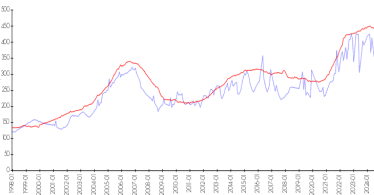
Hamptons West Condominium  
 (305) 932-3210 & (323) 512-7331

## Recent Sales

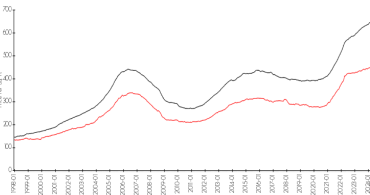
Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,400 sq ft	Jul 2024	\$570,000	\$407
TW7	2,080 sq ft	Jun 2024	\$830,000	\$399
1405	1,400 sq ft	May 2024	\$495,000	\$354
2302	1,800 sq ft	May 2024	\$785,000	\$436
905	1,400 sq ft	May 2024	\$600,000	\$429
710	1,400 sq ft	May 2024	\$535,000	\$382

## Market Information

Hamptons West vs Aventura



Aventura vs Miami-Dade



Hamptons West: \$384/sq. ft.  
 Aventura: \$439/sq. ft.

Aventura: \$439/sq. ft.  
 Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Hamptons West 6%  
 Aventura 5%  
 Miami-Dade 4%



## **Avg. Time to Close Over Last 12 Months**

Hamptons West	123 days
Aventura	97 days
Miami-Dade	84 days