

Unit M3 - Hamptons West

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

Unit Information

MLS Number:	A11611424
Status:	Cancelled
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:	\$397,000
Valuated PPSF:	\$270

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

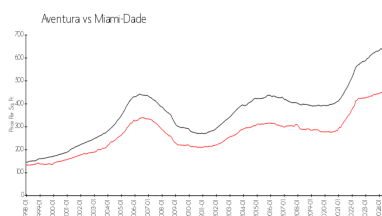
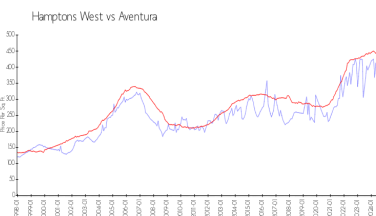
Building Association Information

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

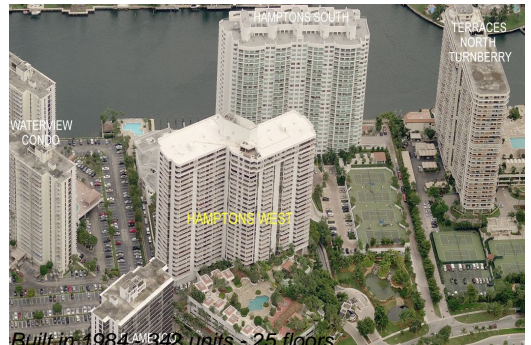


Hamptons West:	\$330/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

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