

Unit 403 - Hamptons West

403 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11635826
Status:	Active
Size:	1,470 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$495,000
List PPSF:	\$337
Valuated Price:	\$409,000
Valuated PPSF:	\$278

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:	24
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	4

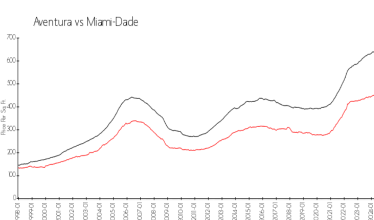
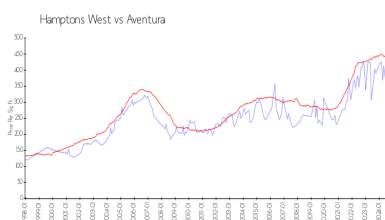
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1606	1,560 sq ft	Nov 2024	\$540,000	\$346
1109	1,560 sq ft	Nov 2024	\$715,000	\$458
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

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	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Hamptons West	139 days
Aventura	102 days
Miami-Dade	86 days

