

# Unit 808 - Hamptons West

808 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

|                 |                  |
|-----------------|------------------|
| MLS Number:     | A11645135        |
| Status:         | Active           |
| Size:           | 2,080 Sq ft.     |
| Bedrooms:       | 3                |
| Full Bathrooms: | 2                |
| Half Bathrooms: | 1                |
| Parking Spaces: | Assigned Parking |
| View:           |                  |
| List Price:     | \$1,800,000      |
| List PPSF:      | \$865            |
| Valuated Price: | \$729,000        |
| Valuated PPSF:  | \$350            |

*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:      | 23  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 20  |
| Number of sales over the last 6 months:  | 8   |
| Number of sales over the last 3 months:  | 4   |

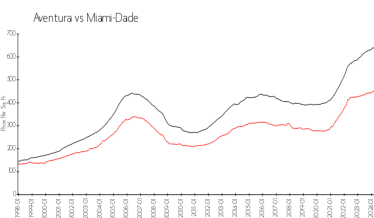
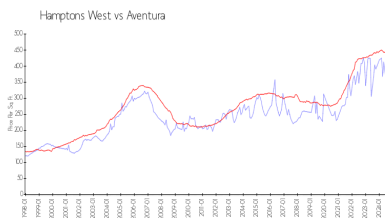
## Building Association Information

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      | 101 days |
| Miami-Dade    | 86 days  |

