

Unit 1604 - Hamptons South

1604 - 20201 E Country Club Dr, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11648994
 Status: Active
 Size: 2,980 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking

View:
 List Price: \$2,250,000
 List PPSF: \$755
 Valuated Price: \$1,520,000
 Valuated PPSF: \$510

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: 250
 Number of active listings for rent: 2
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

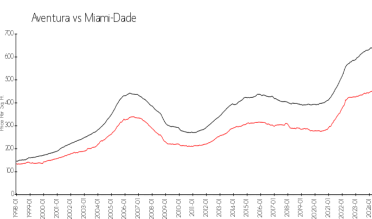
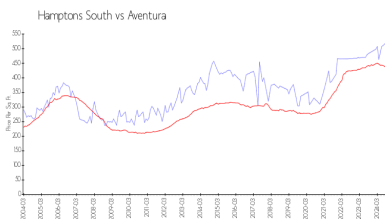
Building Association Information

Hampton South Condominium Association
 (305) 932-8882

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1105	3,280 sq ft	Nov 2024	\$1,850,000	\$564
404	2,980 sq ft	Jul 2024	\$1,100,000	\$369
2210	3,599 sq ft	Jun 2024	\$1,900,000	\$528
1907	2,980 sq ft	Apr 2024	\$1,450,000	\$487
2009	3,262 sq ft	Apr 2024	\$1,700,000	\$521

Market Information



Hamptons South: \$520/sq. ft.
 Aventura: \$434/sq. ft.

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

Inventory for Sale

Hamptons South: 4%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Hamptons South: 81 days
 Aventura: 101 days
 Miami-Dade: 86 days

