

# 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

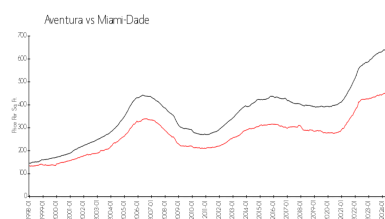
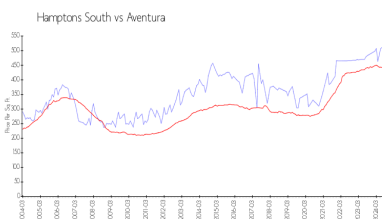
## Building Association Information

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	102 days
Miami-Dade	86 days

