

Unit 1412 - Hamptons West

1412 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number:	A11820959
Status:	Active
Size:	1,560 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking
View:	
List Price:	\$550,000
List PPSF:	\$353
Valuated Price:	\$605,000
Valuated PPSF:	\$388

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:	11
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	2

Building Association Information

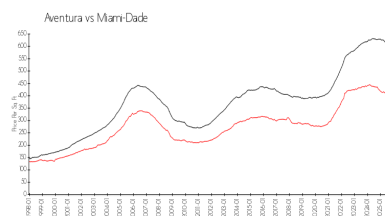
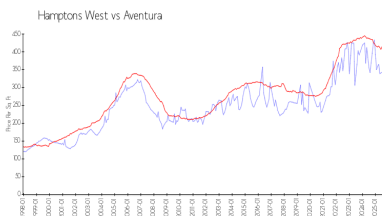
Hamptons West Condominium
(305) 932-3210 & (323) 512-7331

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	2,080 sq ft	Oct 2025	\$480,000	\$231
810	1,400 sq ft	Oct 2025	\$380,000	\$271
811	1,560 sq ft	Jun 2025	\$700,000	\$449
PH3	1,470 sq ft	May 2025	\$515,000	\$350
1501	1,800 sq ft	May 2025	\$505,000	\$281
307	2,080 sq ft	May 2025	\$750,000	\$361
2214	1,800 sq ft	May 2025	\$615,000	\$342

Market Information



Hamptons West:	\$350/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Hamptons West	6%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Hamptons West

124 days

Aventura

98 days

Miami-Dade

77 days