

Unit 1704 - Hamptons West

1704 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

Unit Information

MLS Number: A11911775
 Status: Active
 Size: 1,560 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 0
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Electric Vehicle Charging Station,Valet Parking

View:
 List Price: \$765,000
 List PPSF: \$490
 Valuated Price: \$524,000
 Valuated PPSF: \$336

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

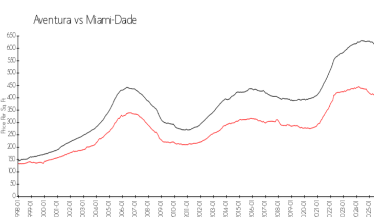
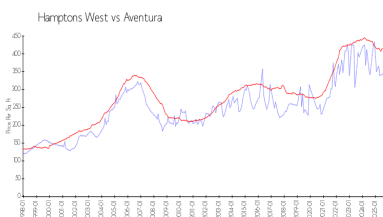
Hamptons West Condominium
 (305) 932-3210 & (323) 512-7331

<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

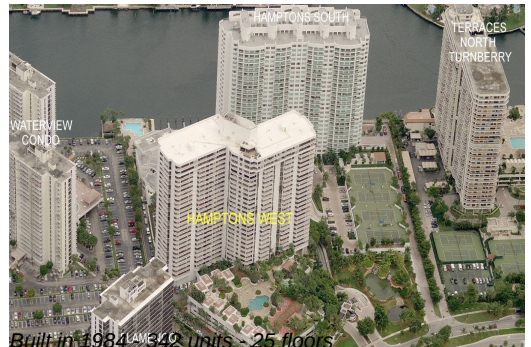


Hamptons West: \$350/sq. ft.
 Aventura: \$411/sq. ft.

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