

# Unit 304 - Hamptons West

304 - 20281 E Country Club Dr, Aventura, FL, Miami-Dade 33180

## Unit Information

MLS Number: F10442432  
 Status: Active  
 Size: 1,560 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 2 Or More Spaces  
 View: Bay,Ocean View,Water View  
 List Price: \$649,000  
 List PPSF: \$416  
 Valuated Price: \$502,000  
 Valuated PPSF: \$322

*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: 19  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 1

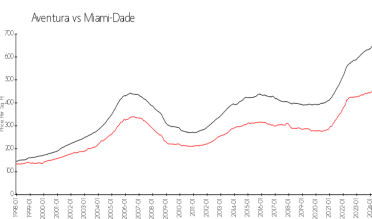
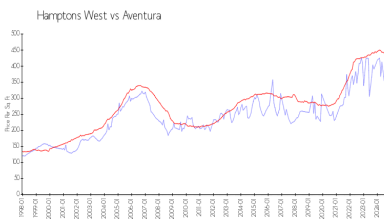
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2010	1,400 sq ft	Jul 2024	\$570,000	\$407
TW7	2,080 sq ft	Jun 2024	\$830,000	\$399
1405	1,400 sq ft	May 2024	\$495,000	\$354
2302	1,800 sq ft	May 2024	\$785,000	\$436
905	1,400 sq ft	May 2024	\$600,000	\$429
710	1,400 sq ft	May 2024	\$535,000	\$382

## Market Information

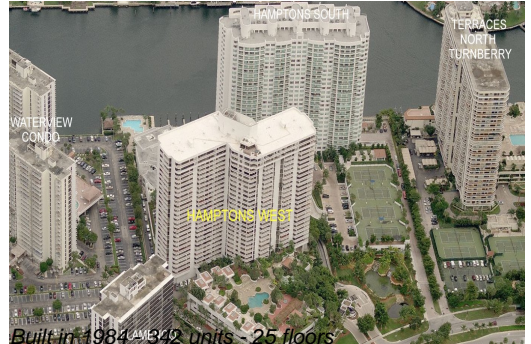


Hamptons West: \$385/sq. ft.      Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.      Miami-Dade: \$696/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months



Hamptons West  
Aventura  
Miami-Dade

128 days  
98 days  
84 days