

# Unit 2803 - Hamptons South

2803 - 20201 E Country Club Dr, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10432513
Status:	Active
Size:	3,264 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	Canal,Golf View,Ocean View
List Price:	\$1,840,000
List PPSF:	\$564
Valuated Price:	\$1,753,000
Valuated PPSF:	\$537

*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:	8
Building inventory for sale:	3%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

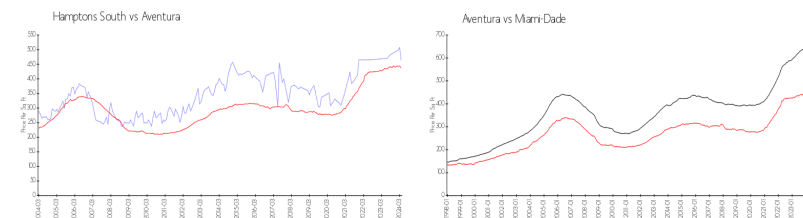
## Building Association Information

Hampton South Condominium Association  
(305) 932-8882

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1907	2,980 sq ft	Apr 2024	\$1,450,000	\$487
2009	3,262 sq ft	Apr 2024	\$1,700,000	\$521
1110	3,599 sq ft	Mar 2024	\$1,995,000	\$554
1204	2,980 sq ft	Feb 2024	\$1,400,000	\$470
2502	3,262 sq ft	Nov 2023	\$1,620,000	\$497
308	3,264 sq ft	Nov 2023	\$1,350,000	\$414

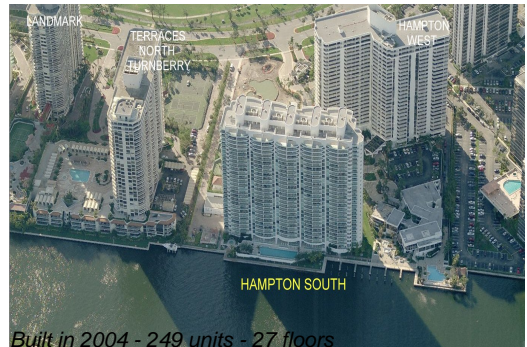
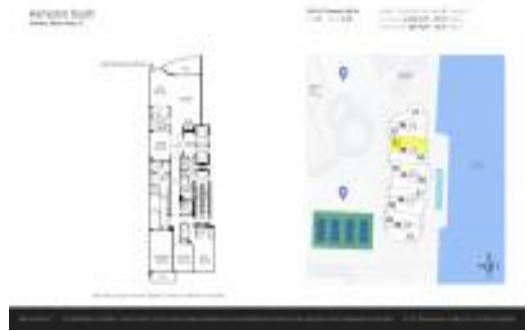
## Market Information



Hamptons South:	\$463/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Hamptons South	3%
Aventura	5%
Miami-Dade	3%



## **Avg. Time to Close Over Last 12 Months**

Hamptons South	75 days
Aventura	89 days
Miami-Dade	81 days