

# Market Report

March, 2024



## Hamptons West Tower

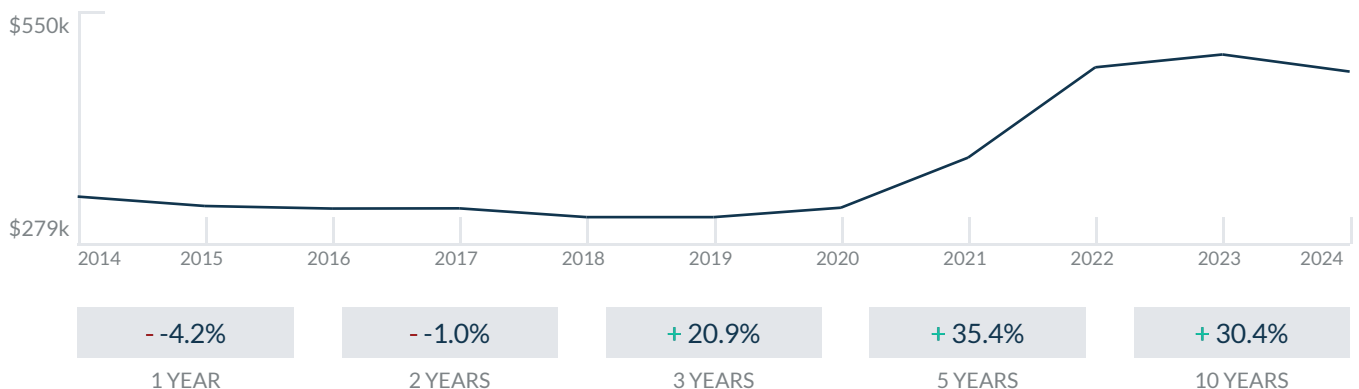
20281 E Country Club Dr  
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Hamptons West Tower in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website [hamptonswesttower.com](https://hamptonswesttower.com).

## Property Stats

POSTAL CODE 33180

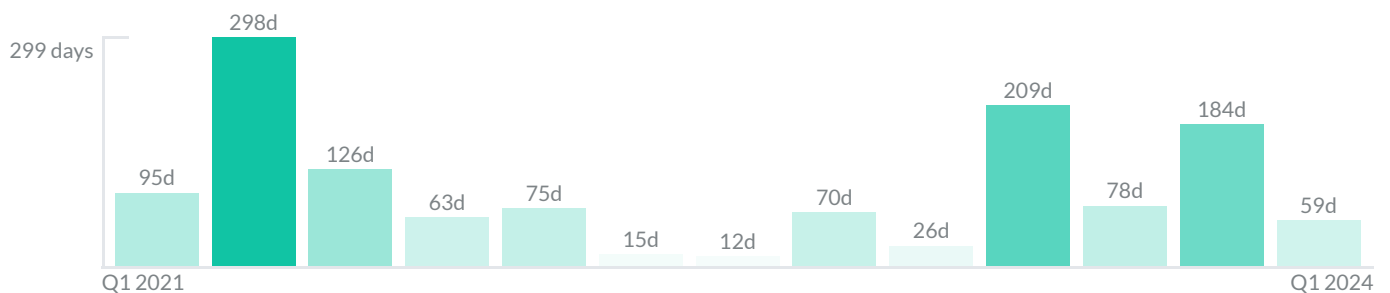
The property stats graph represents the median price evolution since ten years in your postal code area.



## Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!

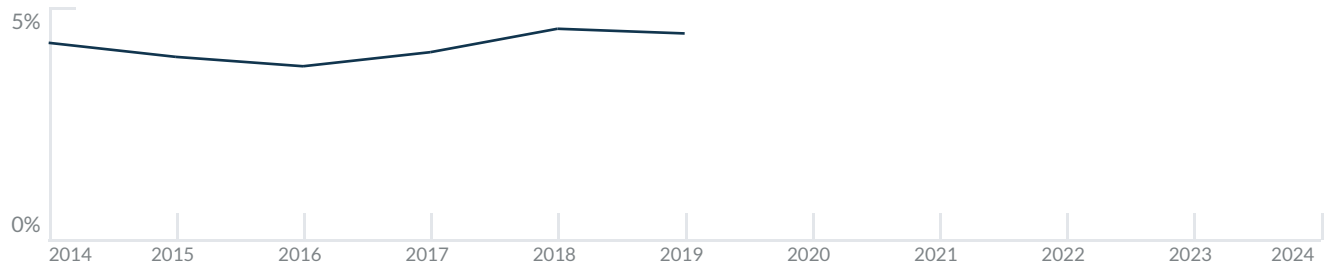


# Mortgage Rates

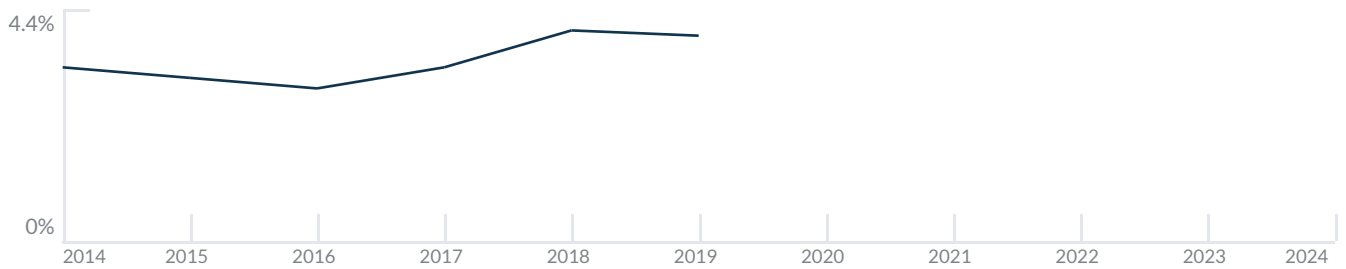
PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

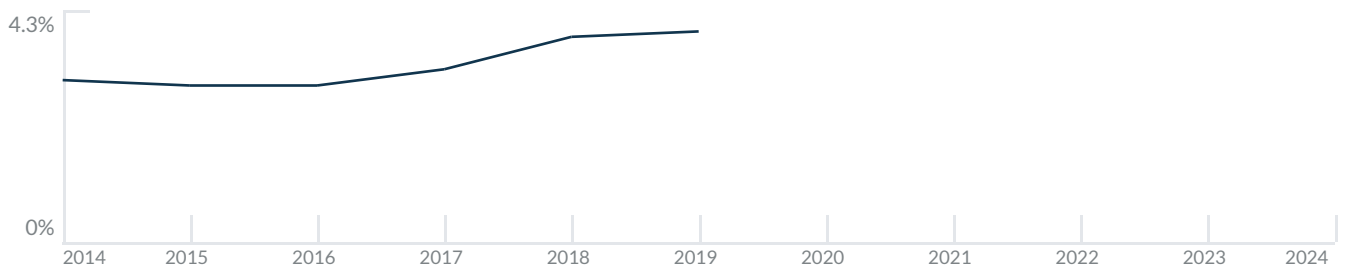
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence School	Hollywood Academy of Arts and Science Middle School	Palmdale High School
10/10	10/10	3/10

# Insights

IN HAMPTONS WEST TOWER

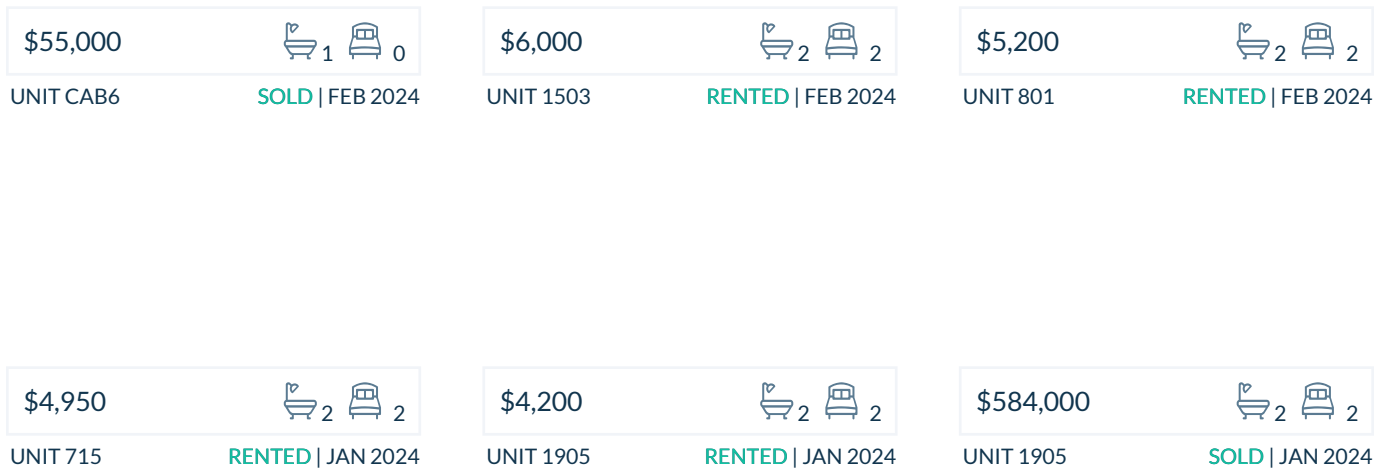
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for Hamptons West Tower



## Sold

LAST 20 PROPERTIES SOLD IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
CAB6	\$55,000	0/1	\$305.6	180	Feb 2024	88
1905	\$584,000	2/2	\$417.1	1,400	Jan 2024	29
1511	\$535,000	2/2	\$342.9	1,560	Dec 2023	122
1708	\$950,000	3/3	\$456.7	2,080	Nov 2023	215
PH10	\$645,000	2/2	\$460.7	1,400	Nov 2023	185
2309	\$599,000	2/2	\$384.0	1,560	Nov 2023	215
2015	\$895,000	2/2	\$497.2	1,800	Sep 2023	4
602	\$699,000	2/2	\$388.3	1,800	Sep 2023	56
1608	\$1,050,000	3/3	\$504.8	2,080	Sep 2023	24
315	\$714,000	2/2	\$396.7	1,800	Sep 2023	147
904	\$699,000	2/2	\$448.1	1,560	Sep 2023	210
601	\$659,000	2/2	\$366.1	1,800	Sep 2023	26
PH14	\$1,175,000	2/2	\$652.8	1,800	Jun 2023	117
TW8	\$1,395,000	3/3	\$670.7	2,080	Jun 2023	561
1101	\$755,000	2/2	\$419.4	1,800	May 2023	209
1106	\$695,000	2/2	\$445.5	1,560	Apr 2023	92
1010	\$615,000	2/2	\$439.3	1,400	Apr 2023	66
CAB1	\$55,000	0/0	\$305.6	180	Mar 2023	18
603	\$599,000	2/2	\$407.5	1,470	Mar 2023	33
503	\$675,000	2/2	\$459.2	1,470	Dec 2022	63

## Rented

LAST 20 PROPERTIES RENTED IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1503	\$6,000	2/2	\$4.1	1,470	Feb 2024	62
801	\$5,200	2/2	\$2.9	1,800	Feb 2024	89
715	\$4,950	2/2	\$2.8	1,800	Jan 2024	153
1905	\$4,200	2/2	\$3.0	1,400	Jan 2024	60
TW10	\$4,250	2/2	\$3.0	1,400	Nov 2023	29
209	\$4,100	2/2	\$3.0	1,370	Nov 2023	21
2204	\$5,000	2/2	\$3.2	1,560	Jul 2023	60
405	\$3,600	2/2	\$2.6	1,400	May 2023	182
2407	\$6,500	3/3	\$3.1	2,080	May 2023	5
1411	\$3,980	2/2	\$2.6	1,560	May 2023	49
2406	\$3,950	2/2	\$2.5	1,560	Mar 2023	234
1703	\$3,850	2/2	\$2.6	1,470	Feb 2023	155
2405	\$4,000	2/2	\$2.9	1,400	Feb 2023	161
905	\$4,500	2/2	\$3.2	1,400	Jan 2023	25
715	\$5,450	2/2	\$3.0	1,800	Jan 2023	113
1905	\$3,900	2/2	\$2.8	1,400	Jan 2023	91
1202	\$5,500	2/2	\$3.1	1,800	Dec 2022	120
1505	\$3,975	2/2	\$2.8	1,400	Dec 2022	72
2105	\$4,600	2/2	\$3.3	1,400	Aug 2022	45
1803	\$5,000	2/2	\$3.4	1,470	Mar 2022	29

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TW7	\$995,000	3/3	\$478.4	2080	Apr 2023	ERIC KENNET...
CAB18	\$50,000	0/1	\$277.8	180	Oct 2023	WILLIAM EHR...
TW11	\$680,000	2/2	\$435.9	1560	Jan 2024	SHELIA GREE...
TW7	\$895,000	3/3	\$430.3	2080	Feb 2024	ERIC KENNET...
PH7	\$1,599,000	4/4	\$768.8	2080	Feb 2024	RICHARD GOI...
201	\$749,750	2/2	\$416.5	1800	Dec 2023	JAIME MANTI...
205	\$495,000	2/2	\$353.6	1400	Jan 2024	MAURICIO LA...
207	\$765,000	3/3	\$367.8	2080	Feb 2024	EDWARD GRE...
211	\$490,000	2/2	\$314.1	1560	Dec 2022	ROSE L ROSS (...)
211	\$5,000/mth	2/4	\$3.2	1560	Nov 2022	ROSE L ROSS (...)
304	\$819,000	3/2	\$525.0	1560	Nov 2023	SHIRLEY & GA...
304	\$6,200/mth	3/2	\$4.0	1560	Dec 2023	SHIRLEY & GA...
305	\$470,000	2/2	\$335.7	1400	Sep 2023	GLORIA GARS...
311	\$5,000/mth	2/2	\$3.2	1560	Aug 2022	MIKHAIL RABI...
402	\$819,000	2/2	\$455.0	1800	Apr 2023	JOSE J ABDAL...
405	\$505,000	2/2	\$360.7	1400	Nov 2022	N/A
511	\$4,800/mth	2/2	\$3.1	1560	Aug 2022	BARBARA GO...
511	\$635,000	2/2	\$407.1	1560	Nov 2023	BARBARA GO...
604	\$725,000	2/2	\$464.7	1560	Feb 2024	CLAIRE FRAN...
710	\$580,000	2/2	\$414.3	1400	Feb 2024	BARBARA WA...

## Currently Listed

ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
803	\$589,000	2/2	\$400.7	1470	Feb 2024	LOIS KOPPEL
808	\$15,000/mth	3/3	\$5.4	2800	Nov 2023	HOWARD R...
903	\$540,000	2/2	\$367.3	1470	Oct 2023	MYRNA MILL...
903	\$525,000	2/2	\$357.1	1470	Feb 2024	MYRNA MILL...
905	\$675,000	3/2	\$482.1	1400	Feb 2024	FEDERICO GR...
909	\$645,000	2/2	\$413.5	1560	Nov 2023	GEORGE SAFI...
910	\$595,000	2/2	\$425.0	1400	Feb 2024	JOSEFINA GA...
1009	\$649,999	2/2	\$416.7	1560	Feb 2024	VIDA LEWIS
1014	\$749,000	2/2	\$416.1	1800	Sep 2023	JUSTIN J FUH...
1105	\$537,000	2/2	\$383.6	1400	Nov 2023	N/A
1405	\$550,000	2/2	\$392.9	1400	Nov 2023	JAMES E GOL...
1407	\$825,000	3/3	\$396.6	2080	Nov 2023	FRIEDA DE WI...
2010	\$680,000	2/2	\$485.7	1400	Feb 2024	ZEEV W HEC...
2109	\$6,000/mth	2/2	\$3.8	1560	Jan 2024	NORMAN J H...
2214	\$775,000	2/2	\$430.6	1800	Feb 2024	IRVING DAIN...
2215	\$700,000	2/2	\$388.9	1800	Feb 2024	ROBERT M PA...
2302	\$850,000	2/2	\$472.2	1800	Feb 2024	N/A
2314	\$6,500/mth	3/2	\$3.6	1800	Sep 2023	MARIA SOLED...
2402	\$1,035,000	2/2	\$575.0	1800	Feb 2024	ELA GUVEN I...
2405	\$4,700/mth	2/2	\$3.4	1400	Dec 2023	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2406	\$4,500/mth	2/2	\$2.9	1560	Feb 2024	N/A
2411	\$599,000	2/2	\$384.0	1560	Feb 2024	AMALIA G SI...