

Market Report

March, 2020



Hamptons West Tower

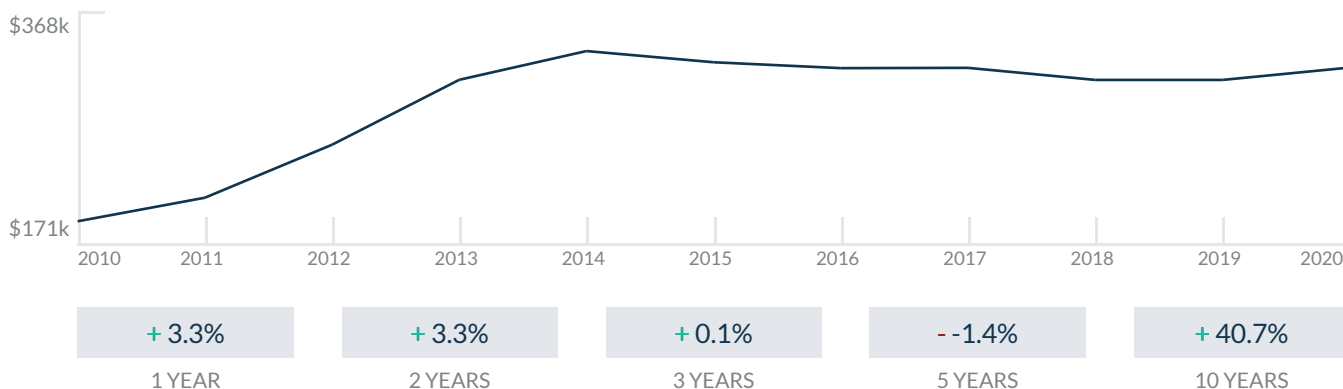
20281 E Country Club Dr
Aventura, FL 33180

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.

Property Stats

POSTAL CODE 33180

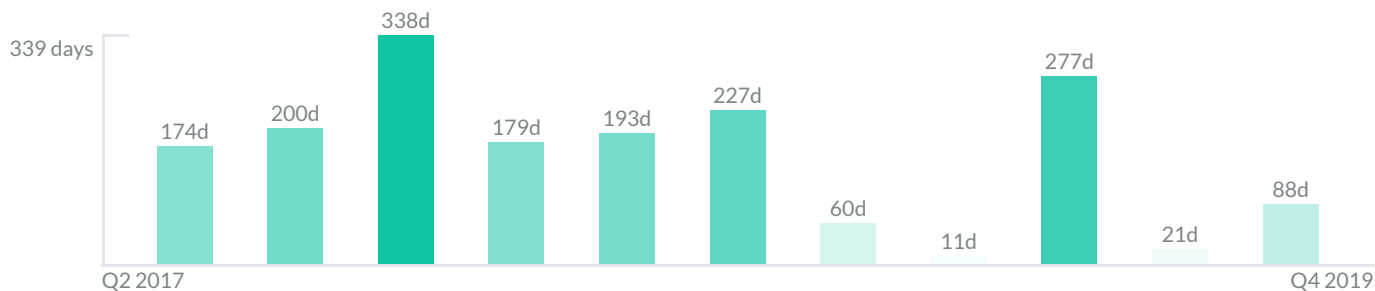
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

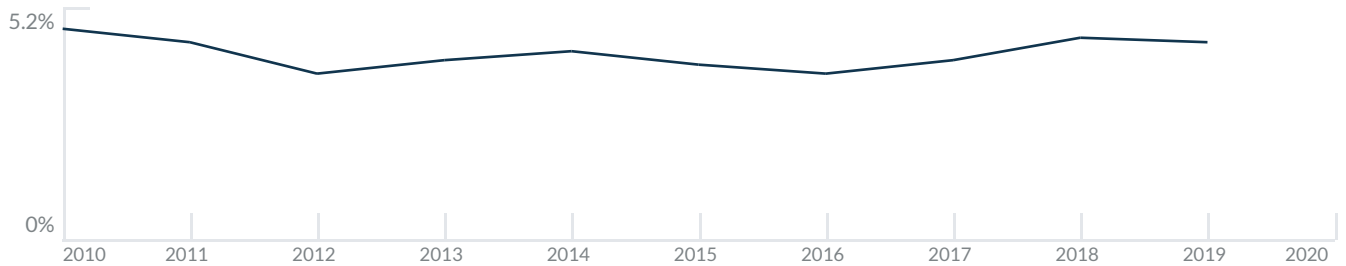


Mortgage Rates

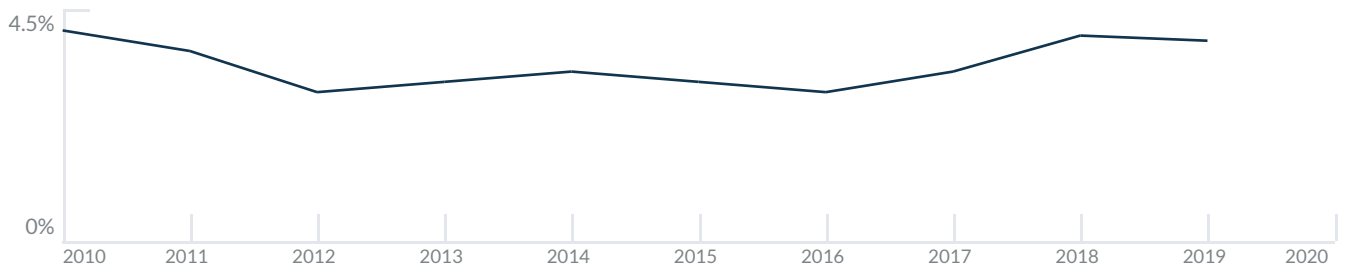
PER YEAR

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

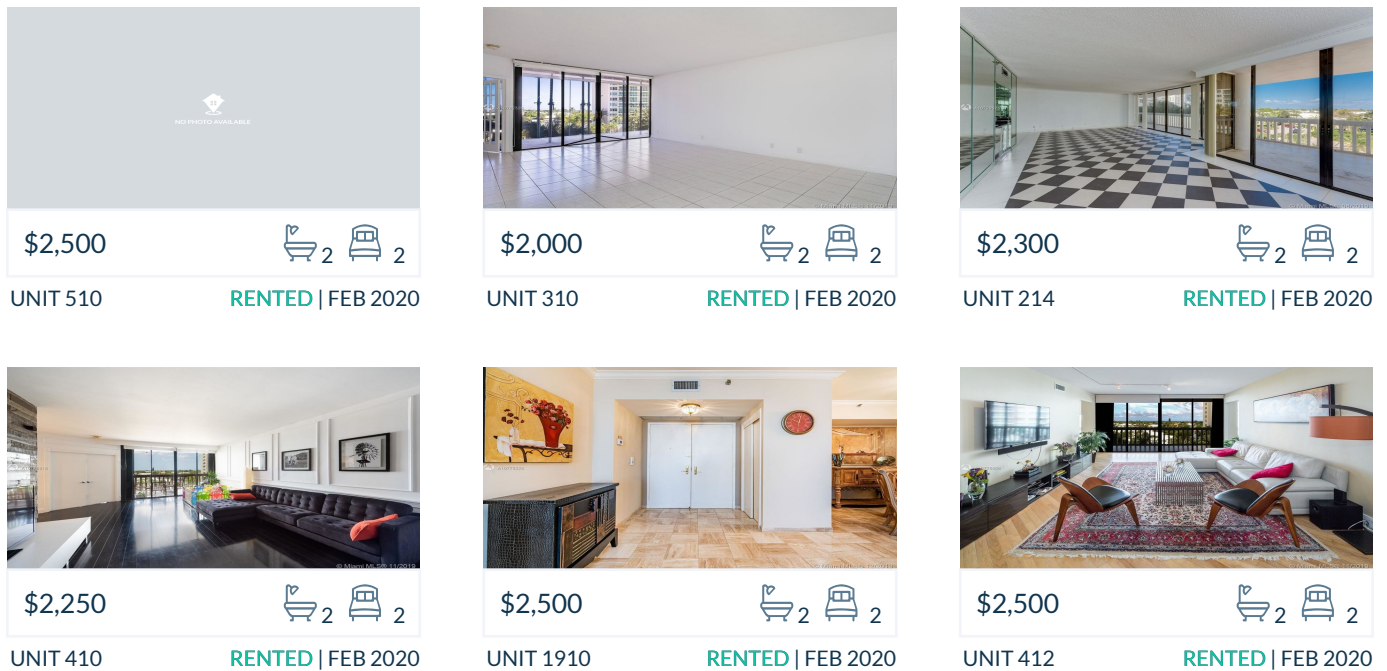
Below the average listing prices of available unit per property type.



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
311	\$439,900	2/2	\$282.0	1,560	Dec 2019	120
PH14	\$499,000	2/2	\$277.2	1,800	Nov 2019	56
1005	\$295,000	2/2	\$210.7	1,400	Sep 2019	10
514	\$450,000	2/2	\$250.0	1,800	Jul 2019	32
1004	\$410,000	2/2	\$262.8	1,560	Jun 2019	181
814	\$479,000	2/2	\$266.1	1,800	May 2019	562
1902	\$629,000	2/2	\$349.4	1,800	Apr 2019	88
705	\$349,000	2/2	\$249.3	1,400	Jan 2019	11
1114	\$487,000	2/2	\$270.6	1,800	Nov 2018	72
1505	\$355,000	2/2	\$253.6	1,400	Oct 2018	48
1707	\$539,000	3/2	\$259.1	2,080	Aug 2018	441
1707	\$539,000	3/3	\$259.1	2,080	Aug 2018	441
502	\$420,000	2/2	\$233.3	1,800	Aug 2018	57
M5	\$309,000	2/2	\$220.7	1,400	Jul 2018	92
2310	\$425,000	2/2	\$303.6	1,400	Jul 2018	106
PH11	\$439,000	2/2	\$281.4	1,560	Jun 2018	245
PH11	\$439,000	2/2	\$281.4	1,560	Jun 2018	245
1111	\$379,900	2/2	\$243.5	1,560	May 2018	187
2201	\$495,000	2/2	\$275.0	1,800	May 2018	13
1107	\$550,000	3/3	\$264.4	2,080	May 2018	36

Rented

LAST 20 PROPERTIES RENTED IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
510	\$2,500	2/2	\$1.8	1,400	Feb 2020	8
310	\$2,000	2/2	\$1.4	1,400	Feb 2020	91
214	\$2,300	2/2	\$1.3	1,800	Feb 2020	136
410	\$2,250	2/2	\$1.6	1,400	Feb 2020	58
1910	\$2,500	2/2	\$1.8	1,400	Jan 2020	38
412	\$2,500	2/2	\$1.7	1,470	Jan 2020	37
405	\$1,900	2/2	\$1.4	1,400	Dec 2019	52
603	\$2,150	2/2	\$1.5	1,470	Nov 2019	137
2303	\$2,750	2/2	\$2.0	1,400	May 2019	230
1505	\$2,490	2/2	\$1.8	1,400	Jan 2019	56
608	\$3,400	3/3	\$1.6	2,080	Nov 2018	32
410	\$2,500	2/2	\$1.8	1,400	Nov 2018	119
701	\$3,250	3/2	\$1.8	1,800	Sep 2018	32
M3	\$2,500	2/2	\$1.7	1,470	Aug 2018	81
412	\$2,750	2/2	\$1.9	1,470	Jun 2018	35
310	\$2,650	2/2	\$1.9	1,400	Apr 2018	69
PH7	\$5,000	4/4	\$1.9	2,630	Mar 2018	55
M3	\$2,950	2/2	\$2.0	1,470	Jan 2018	122
M3	\$2,950	2/2	\$2.0	1,470	Jan 2018	122
TW10	\$2,650	2/2	\$1.9	1,400	Sep 2017	51

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH7	\$1,089,000	4/4	\$414.1	2630	Feb 2020	RICHARD GOI...
PH7	\$5,300/mth	4/4	\$2.0	2630	Feb 2020	RICHARD GOI...
PH8	\$875,000	3/3	\$420.7	2080	Feb 2020	SAUL WAGEN...
TW3	\$425,000	2/2	\$289.1	1470	Feb 2020	MARIA E ARIAS
208	\$599,000	3/3	\$288.0	2080	Feb 2020	NATHAN A &...
306	\$399,000	2/2	\$255.8	1560	Feb 2020	EVE GERBER...
404	\$415,000	2/2	\$266.0	1560	Feb 2020	STACEY B HO...
404	\$3,000/mth	2/2	\$1.9	1560	Feb 2020	STACEY B HO...
406	\$430,000	2/2	\$275.6	1560	Feb 2020	N/A
709	\$539,000	2/2	N/A	N/A	Feb 2020	ROVETATY F...
808	\$989,000	3/3	\$475.5	2080	Feb 2020	HOWARD R...
902	\$379,692	2/2	\$210.9	1800	Feb 2020	SUNTRUST BA...
1001	\$425,000	2/2	\$236.1	1800	Feb 2020	MILLICENT FE...
1104	\$385,000	2/2	\$246.8	1560	Feb 2020	
1801	\$750,000	2/2	\$416.7	1800	Feb 2020	SUSAN GLUC...
1803	\$439,000	2/2	\$298.6	1470	Feb 2020	OXANA ESIPÉ...
1803	\$3,200/mth	2/2	\$2.2	1470	Feb 2020	OXANA ESIPÉ...
1815	\$475,000	2/2	\$263.9	1800	Jan 2020	HELEN B FRA...
2201	\$499,000	2/2	\$277.2	1800	Feb 2020	ANTHONY HA...
2406	\$3,200/mth	2/2	\$2.1	1560	Feb 2020	N/A