



Hamptons West Tower

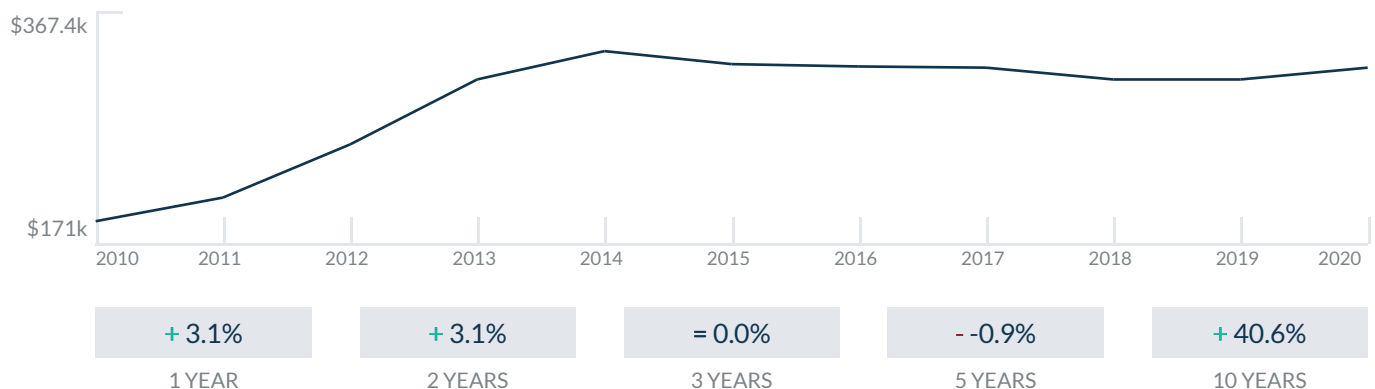
20281 E Country Club Dr
Aventura, FL 33180

Every month we compile this comprehensive market report focus on Hamptons West Tower in this convenient and easy to read format. Our datas 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

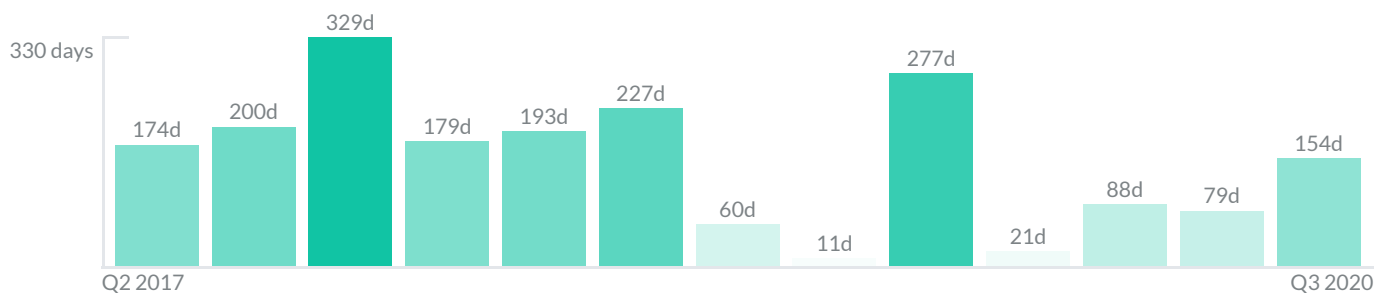
The property stats graph represents the median price evolution since ten years in your postal code area.



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.

2 BEDS

\$459,000
AVERAGE PRICE

11 FOR SALE
4 FOR RENT

3 BED

\$749,000
AVERAGE PRICE

2 FOR SALE
0 FOR RENT

2.4% to 7.3%

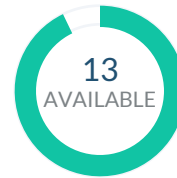
CAP RATE

Yearly net income when rent

2.8%

NEGOTIABILITY

What you can negotiate



Sale within the last month

Activity

SOLD OR RENTED

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



\$425,000



UNIT 1001

SOLD | AUG 2020



\$3,500



UNIT 2201

RENTED | AUG 2020



\$398,000



UNIT 1815

SOLD | AUG 2020



\$385,000



UNIT 1104

SOLD | AUG 2020



\$370,000



UNIT TW5

SOLD | JUL 2020



\$5,300



UNIT PH7

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1001	\$425,000	2/2	\$236.1	1,800	Aug 2020	176
1815	\$398,000	2/2	\$221.1	1,800	Jul 2020	261
1104	\$385,000	2/2	\$246.8	1,560	Jul 2020	153
TW5	\$370,000	2/2	\$264.3	1,400	Jul 2020	24
902	\$369,000	2/2	\$205.0	1,800	May 2020	79
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

Rented

LAST 20 PROPERTIES RENTED IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2201	\$3,500	2/2	\$1.9	1,800	Aug 2020	88
PH7	\$5,300	4/4	\$2.0	2,630	Jun 2020	342
2406	\$2,900	2/2	\$1.9	1,560	Apr 2020	111
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH8	\$899,000	3/3	\$432.2	2080	Aug 2020	SAUL WAGEN...
208	\$599,000	3/3	\$288.0	2080	Aug 2020	NATHAN A &...
306	\$369,900	2/2	\$237.1	1560	Aug 2020	EVE GERBER...
311	\$493,500	2/2	\$316.3	1560	Aug 2020	MIKHAIL RABI...
311	\$3,900/mth	2/2	\$2.5	1560	Aug 2020	MIKHAIL RABI...
406	\$440,000	2/2	\$282.1	1560	Jul 2020	N/A
406	\$3,200/mth	2/2	\$2.1	1560	Aug 2020	N/A
812	\$359,900	2/2	\$244.8	1470	Aug 2020	CAROLINE RA...
812	\$2,700/mth	2/2	\$1.8	1470	Aug 2020	CAROLINE RA...
1103	\$328,000	2/2	\$223.1	1470	Jul 2020	MARTIN J KA...
1503	\$350,000	2/2	\$238.1	1470	Aug 2020	N/A
1515	\$465,000	2/2	\$258.3	1800	Aug 2020	ROCHELLE KA...
1801	\$750,000	2/2	\$416.7	1800	Jul 2020	SUSAN GLUC...
1803	\$3,200/mth	2/2	\$2.2	1470	Jun 2020	OXANA ESIPE...
2010	\$395,000	2/2	\$282.1	1400	Aug 2020	ZEEV W HEC...
2109	\$350,000	2/2	\$224.4	1560	Aug 2020	NORMAN J H...
2402	\$747,500	2/2	\$415.3	1800	Jul 2020	ELA GUVEN I...