

# Market Report

March, 2025



## Hamptons West Tower

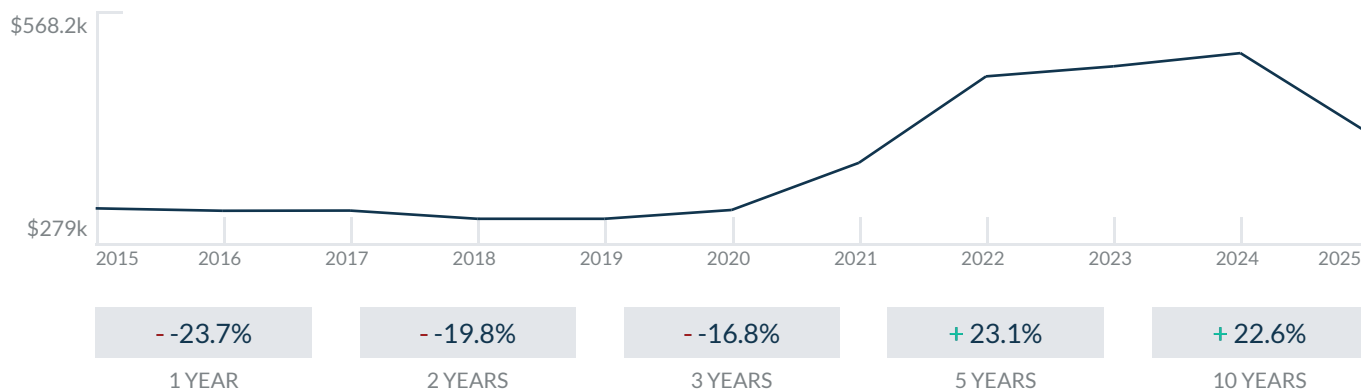
20281 E Country Club Dr  
Aventura, FL 33180

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

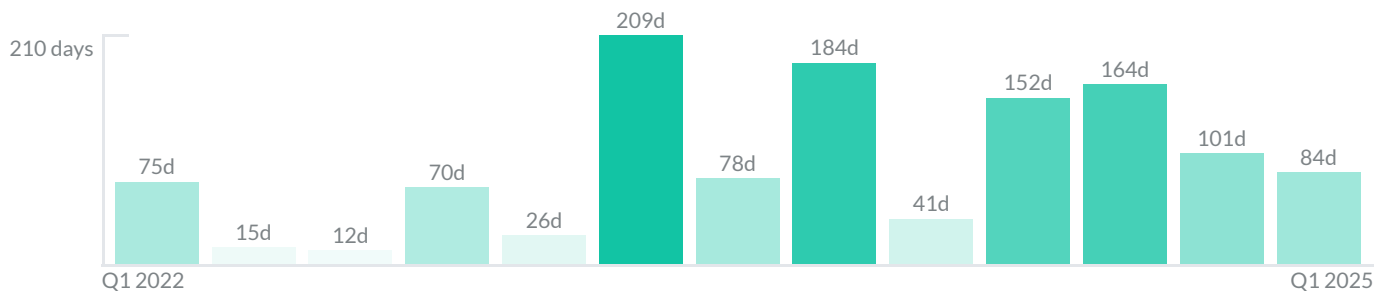
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

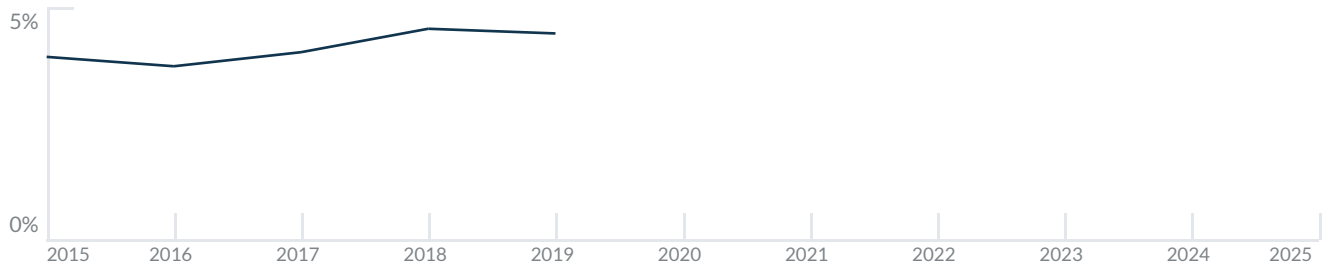


# Mortgage Rates

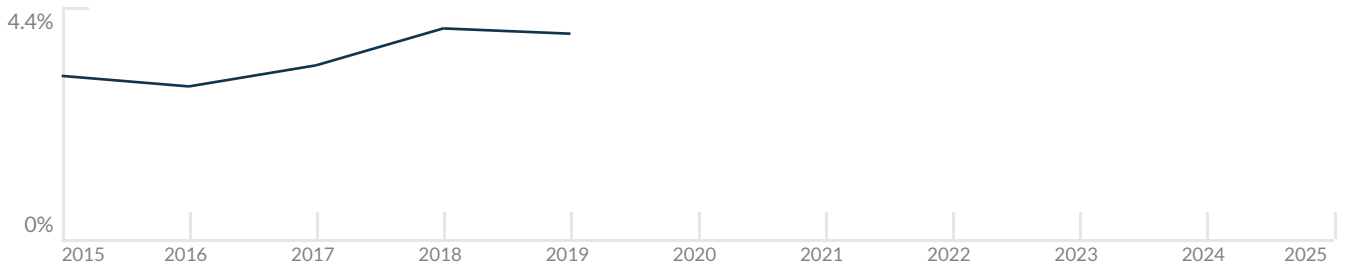
PER YEAR

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©

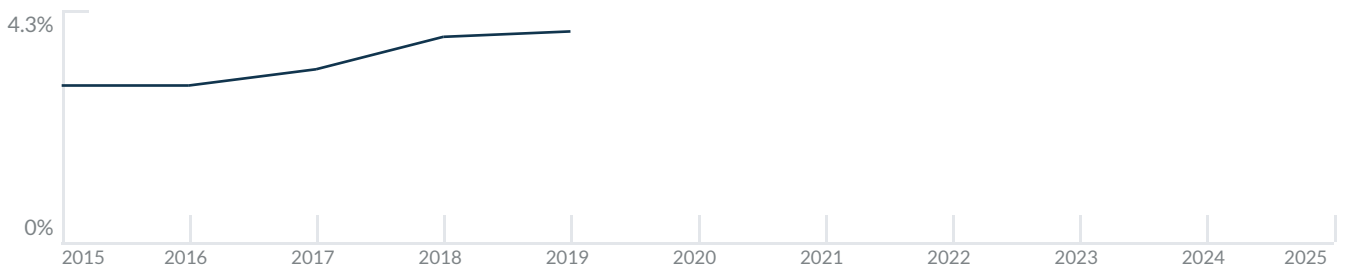
30 YEARS FIXED 4.4%



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

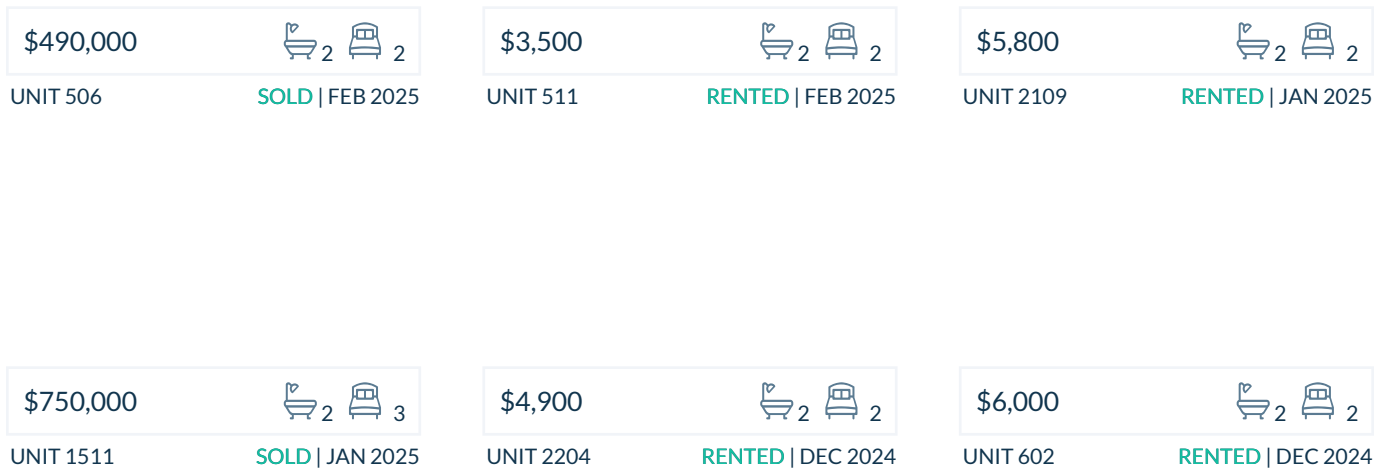
Below the average listing prices of available unit per property type.



# 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
506	\$490,000	2/2	\$314.1	1,560	Feb 2025	84
1511	\$750,000	3/2	\$480.8	1,560	Dec 2024	20
1606	\$599,000	2/2	\$384.0	1,560	Nov 2024	131
1109	\$750,000	2/2	\$480.8	1,560	Nov 2024	151
2310	\$543,000	2/2	\$387.9	1,400	Sep 2024	90
2215	\$650,000	2/2	\$361.1	1,800	Sep 2024	158
903	\$475,000	2/2	\$323.1	1,470	Aug 2024	179
2010	\$595,000	2/2	\$425.0	1,400	Jul 2024	230
CAB18	\$57,000	0/1	\$316.7	180	Jun 2024	1
TW7	\$850,000	3/3	\$408.7	2,080	Jun 2024	204
1405	\$525,000	2/2	\$375.0	1,400	May 2024	240
2302	\$870,000	2/2	\$483.3	1,800	May 2024	205
905	\$647,000	2/2	\$462.1	1,400	May 2024	99
710	\$565,000	2/2	\$403.6	1,400	May 2024	126
TW11	\$680,000	2/2	\$435.9	1,560	Apr 2024	187
910	\$595,000	2/2	\$425.0	1,400	Apr 2024	155
803	\$589,000	2/2	\$400.7	1,470	Mar 2024	5
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

## Rented

LAST 20 PROPERTIES RENTED IN HAMPTONS WEST TOWER

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
511	\$3,500	2/2	\$2.2	1,560	Feb 2025	8
2109	\$5,800	2/2	\$3.7	1,560	Jan 2025	34
2204	\$4,900	2/2	\$3.1	1,560	Dec 2024	169
602	\$6,000	2/2	\$3.3	1,800	Dec 2024	94
209	\$3,750	2/2	\$2.7	1,370	Dec 2024	39
TW12	\$5,000	2/2	\$3.4	1,470	Dec 2024	76
M3	\$3,500	2/2	\$2.4	1,470	Nov 2024	24
607	\$6,500	4/3	\$3.1	2,080	Nov 2024	96
701	\$5,600	2/2	\$3.1	1,800	Aug 2024	58
2406	\$4,390	2/2	\$2.8	1,560	Jul 2024	156
2310	\$3,800	2/2	\$2.7	1,400	Jul 2024	53
2303	\$5,300	2/2	\$3.6	1,470	Jul 2024	74
1114	\$7,000	2/2	\$3.9	1,800	Jul 2024	32
1405	\$3,850	2/2	\$2.8	1,400	Jun 2024	17
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

## Currently Listed

ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH7	\$1,690,000	4/4	\$657.1	2572	Feb 2025	RICHARD GOI...
M3	\$480,000	2/2	\$326.5	1470	Aug 2024	ARMANDO C...
M3	\$3,800/mth	2/2	\$2.6	1470	Sep 2024	ARMANDO C...
M6	\$489,000	2/2	\$313.5	1560	Feb 2025	MURIEL SCHE...
PH10	\$5,500/mth	2/2	\$3.9	1400	Jan 2025	RACHEL LEVY
201	\$699,999	2/2	\$388.9	1800	Oct 2024	JAIME MANTI...
205	\$495,000	2/2	\$353.6	1400	Mar 2024	MAURICIO LA...
207	\$615,000	3/3	\$295.7	2080	Feb 2025	EDWARD GRE...
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...
304	\$659,000	3/2	\$422.4	1560	Jan 2025	SHIRLEY & GA...
305	\$470,000	2/2	\$335.7	1400	Jan 2025	GLORIA GARS...
307	\$824,800	3/3	\$396.5	2080	Feb 2025	N/A
402	\$749,000	2/2	\$416.1	1800	Feb 2025	JOSE J ABDAL...
403	\$495,000	2/2	\$336.7	1470	Dec 2024	MYRNA STEIN...
403	\$493,000	2/2	\$335.4	1470	Feb 2025	MYRNA STEIN...
407	\$599,000	3/3	\$288.0	2080	Feb 2025	MADELINE LE...
501	\$750,000	2/2	\$416.7	1800	May 2024	DRENA G KAU...
501	\$699,000	2/2	\$388.3	1800	Sep 2024	DRENA G KAU...
501	\$750,000	2/2	\$416.7	1800	Feb 2025	DRENA G KAU...

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
511	\$635,000	2/2	\$407.1	1560	Sep 2024	BARBARA GO...
511	\$580,000	2/2	\$371.8	1560	Feb 2025	BARBARA GO...
604	\$725,000	2/2	\$464.7	1560	Dec 2024	CLAIRE FRAN...
615	\$550,000	2/2	\$305.6	1800	Feb 2025	JOSEPHINE G...
801	\$5,200/mth	2/2	\$2.8	1860	Feb 2025	IRVING LEVIN...
808	\$15,000/mth	3/3	\$5.4	2800	Sep 2024	HOWARD R...
808	\$1,800,000	3/3	\$865.4	2080	Aug 2024	HOWARD R...
808	\$15,000/mth	3/4	\$5.4	2800	Feb 2025	HOWARD R...
810	\$3,750/mth	2/2	\$2.7	1400	Feb 2025	SVETLANA SI...
811	\$750,000	2/2	\$480.8	1560	Nov 2024	
811	\$5,500/mth	2/2	\$3.5	1560	Feb 2025	
811	\$750,000	2/2	\$480.8	1560	Feb 2025	
909	\$645,000	2/2	\$413.5	1560	Nov 2023	GEORGE SAFI...
909	\$635,000	2/2	\$407.1	1560	Feb 2025	GEORGE SAFI...
1009	\$600,000	2/2	\$384.6	1560	Nov 2024	VIDA LEWIS
1009	\$590,000	2/2	\$378.2	1560	Jan 2025	VIDA LEWIS
1014	\$745,000	2/2	\$413.9	1800	Mar 2024	JUSTIN J FUH...
1105	\$537,000	2/2	\$383.6	1400	Oct 2024	N/A
1105	\$495,000	2/2	\$353.6	1400	Feb 2025	N/A
1609	\$630,000	2/2	\$403.8	1560	Aug 2024	MAX WAICH L...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1609	\$595,000	2/2	\$381.4	1560	Feb 2025	MAX WAICH L...
1709	\$520,000	2/2	\$333.3	1560	Feb 2025	ARTHUR GOU...
1712	\$650,000	2/2	\$442.2	1470	Jan 2025	WILLIAM EHR...
1904	\$875,000	2/2	\$560.9	1560	Feb 2025	ROBIN KRAU...
2104	\$675,000	2/2	\$432.7	1560	Jan 2025	STUART SEME...
2109	\$6,000/mth	2/2	\$3.8	1560	Jan 2024	NORMAN J H...
2214	\$750,000	2/2	\$416.7	1800	Jan 2025	IRVING DAIN...
2215	\$5,400/mth	2/2	\$3.0	1800	Jan 2025	ROBERT M PA...
2303	\$4,900/mth	2/2	\$3.3	1470	Jan 2025	N/A
2402	\$980,000	2/2	\$544.4	1800	Mar 2024	ELA GUVEN I...
2405	\$5,000/mth	2/2	\$3.6	1400	May 2024	N/A
2405	\$4,000/mth	2/2	\$2.9	1400	Nov 2024	N/A
2411	\$589,000	2/2	\$377.6	1560	Apr 2024	AMALIA G SI...