

Unit 2701 - 3000 Williams Island

2701 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|------------------------|
| MLS Number: | A11320365 |
| Status: | Active |
| Size: | 2,667 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space, Valet Parking |
| View: | |
| List Price: | \$1,775,000 |
| List PPSF: | \$666 |
| Valuated Price: | \$1,298,000 |
| Valuated PPSF: | \$487 |

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

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|--|-----|
| Number of units: | 181 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 9 |
| Building inventory for sale: | 4% |
| Number of sales over the last 12 months: | 7 |
| Number of sales over the last 6 months: | 3 |
| Number of sales over the last 3 months: | 1 |

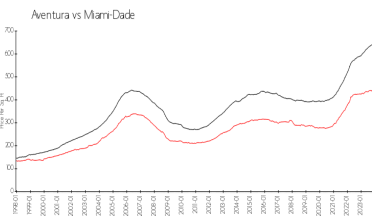
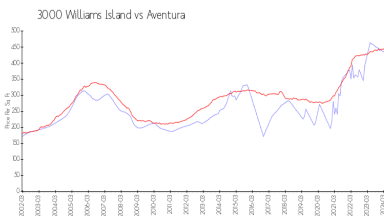
Building Association Information

Williams Island Limited
 3000 Island Blvd, Aventura, FL 33160
 (305) 937-3019

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| WSTE5 | 2,577 sq ft | Mar 2024 | \$1,425,000 | \$553 |
| 2701 | 2,667 sq ft | Jan 2024 | \$1,617,000 | \$606 |
| 2403 | 2,605 sq ft | Jan 2024 | \$1,675,000 | \$643 |
| 2406 | 2,154 sq ft | Jun 2023 | \$1,400,000 | \$650 |
| 606 | 2,154 sq ft | Jun 2023 | \$860,000 | \$399 |
| 2903 | 4,407 sq ft | Jun 2023 | \$1,750,000 | \$397 |
| TH-5 | 2,718 sq ft | Jun 2023 | \$1,185,000 | \$436 |

Market Information



3000 Williams Island: \$431/sq. ft.
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

| | |
|----------------------|----|
| 3000 Williams Island | 5% |
| Aventura | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|----------------------|----------|
| 3000 Williams Island | 111 days |
| Aventura | 87 days |
| Miami-Dade | 81 days |