

# Unit PH05 - 2800 Williams Island

PH05 - 2800 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11343737  
 Status: Active  
 Size: 4,410 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$4,200,000  
 List PPSF: \$952  
 Valuated Price: \$3,316,000  
 Valuated PPSF: \$752

*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

Number of units: 159  
 Number of active listings for rent: 2  
 Number of active listings for sale: 5  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 5  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 0

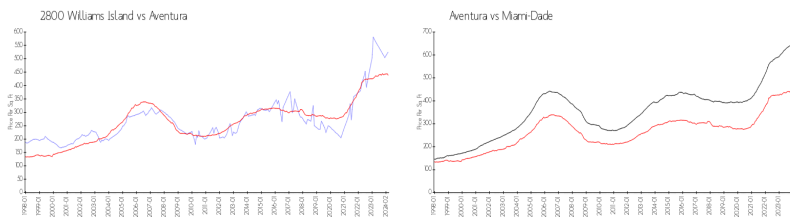
## Building Association Information

Williams Island 2800 Condo  
 Administration Office (305) 937-1094  
 Concierge (305) 933-1027

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3003	1,690 sq ft	Jan 2024	\$675,000	\$399
3005	2,154 sq ft	Jan 2024	\$1,475,000	\$685
1104	1,910 sq ft	Jul 2023	\$835,000	\$437
1603	1,690 sq ft	Jun 2023	\$720,000	\$426
2803	1,690 sq ft	Jun 2023	\$711,000	\$421

## Market Information

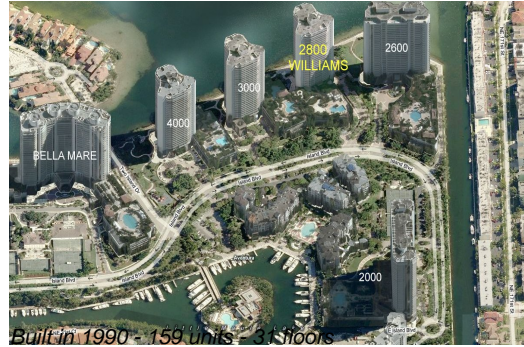


2800 Williams Island: \$526/sq. ft.  
 Aventura: \$438/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

2800 Williams Island 3%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



2800 Williams Island  
Aventura  
Miami-Dade

47 days  
87 days  
81 days