

Unit 703 - 2600 Williams Island

703 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11384598
Status:	Active
Size:	2,800 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Covered Parking, Valet Parking
View:	
List Price:	\$1,750,000
List PPSF:	\$625
Valuated Price:	\$1,854,000
Valuated PPSF:	\$662

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:	172
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

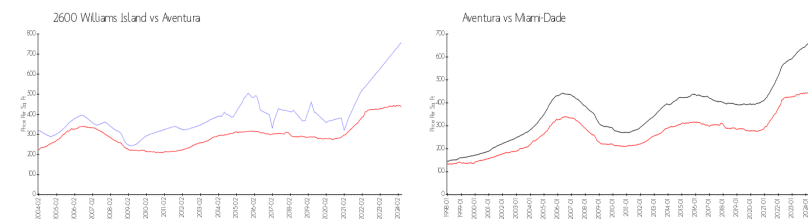
Building Association Information

2600 Island Boulevard Condo Association
 2600 Island Blvd, Aventura, FL 33160
 (305) 937-2006

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	3,340 sq ft	Apr 2024	\$2,575,000	\$771
1601	2,580 sq ft	Apr 2024	\$1,900,000	\$736
PH-5	5,880 sq ft	Apr 2024	\$5,795,000	\$986
PH4	4,910 sq ft	Jan 2024	\$3,800,000	\$774
605	3,340 sq ft	Dec 2023	\$2,625,000	\$786

Market Information

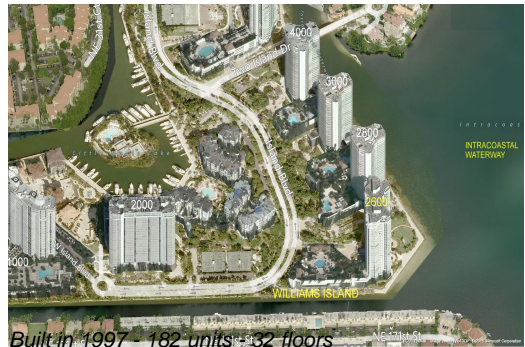


2600 Williams Island:	\$757/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

2600 Williams Island	2%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months



2600 Williams Island
Aventura
Miami-Dade

208 days
87 days
81 days