

Unit 1401 - 3000 Williams Island

1401 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11435630
Status:	Active
Size:	1,690 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$670,000
List PPSF:	\$396
Valuated Price:	\$711,000
Valuated PPSF:	\$421

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:	181
Number of active listings for rent:	0
Number of active listings for sale:	8
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

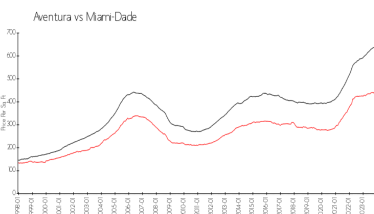
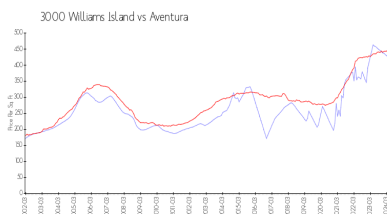
Building Association Information

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: \$424/sq. ft.
Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.
Miami-Dade: \$694/sq. ft.

Inventory for Sale

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



Avg. Time to Close Over Last 12 Months

3000 Williams Island	111 days
Aventura	89 days
Miami-Dade	81 days