

# Unit 1603 - 3000 Williams Island

1603 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11459208
Status:	Active
Size:	2,605 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,469,000
List PPSF:	\$564
Valuated Price:	\$1,137,000
Valuated PPSF:	\$436

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:	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

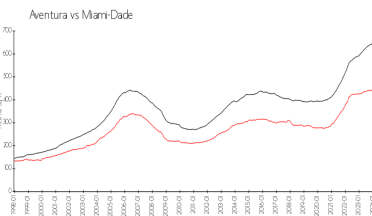
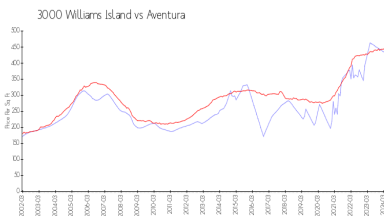
## Building Association Information

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.

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 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