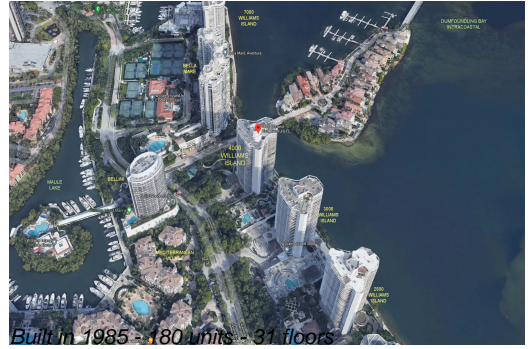


Unit L-2 - 4000 Williams Island

L-2 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11478991
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$725,000
List PPSF:	\$394
Valuated Price:	\$710,000
Valuated PPSF:	\$386



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.

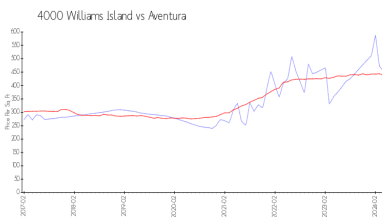
Building Information

Number of units:	180
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

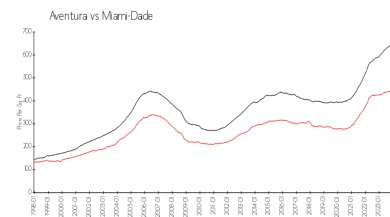
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	2,120 sq ft	Mar 2024	\$1,160,000	\$547
2504	2,130 sq ft	Feb 2024	\$1,155,000	\$542
101	1,027 sq ft	Jan 2024	\$350,000	\$341
2403	1,508 sq ft	Jan 2024	\$660,000	\$438
805	1,607 sq ft	Aug 2023	\$690,000	\$429

Market Information



4000 Williams Island: \$454/sq. ft.
Aventura: \$438/sq. ft.



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

Inventory for Sale

4000 Williams Island	9%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	55 days
Aventura	87 days
Miami-Dade	81 days