

Unit 1205 - 4000 Williams Island

1205 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11490240
 Status: Active
 Size: 1,235 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$525,000
 List PPSF: \$425
 Valuated Price: \$577,000
 Valuated PPSF: \$467

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.

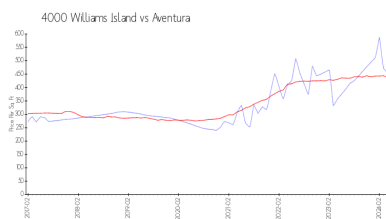
Building Information

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

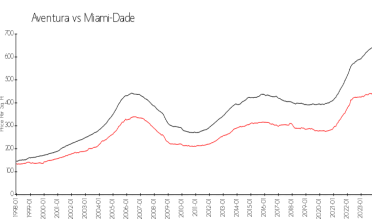
Recent Sales

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

