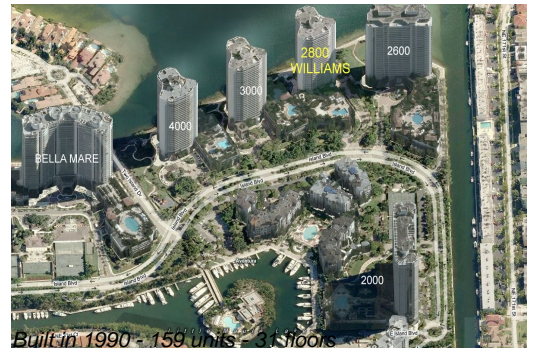


# Unit 2701 - 2800 Williams Island

2701 - 2800 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11505360
Status:	Active
Size:	4,220 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$2,695,000
List PPSF:	\$639
Valuated Price:	\$2,573,000
Valuated PPSF:	\$610



*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:	159
Number of active listings for rent:	2
Number of active listings for sale:	5
Building inventory for sale:	3%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

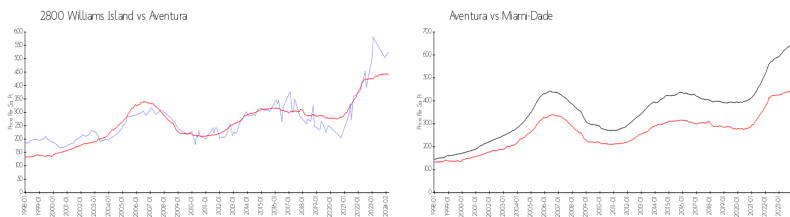
## Building Association Information

Williams Island 2800 Condo  
Administration Office (305) 937-1094  
Concierge (305) 933-1027

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3003	1,690 sq ft	Jan 2024	\$675,000	\$399
3005	2,154 sq ft	Jan 2024	\$1,475,000	\$685
1104	1,910 sq ft	Jul 2023	\$835,000	\$437
1603	1,690 sq ft	Jun 2023	\$720,000	\$426
2803	1,690 sq ft	Jun 2023	\$711,000	\$421

## Market Information



2800 Williams Island:	\$526/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

2800 Williams Island	3%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

2800 Williams Island  
Aventura  
Miami-Dade

47 days  
87 days  
81 days