

Unit 1901 - 4000 Williams Island

1901 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11512206
Status: Active
Size: 2,470 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms: 1
Parking Spaces: Assigned Parking,Covered Parking,Guest Parking
View:
List Price: \$1,225,000
List PPSF: \$496
Valuated Price: \$1,237,000
Valuated PPSF: \$501



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.

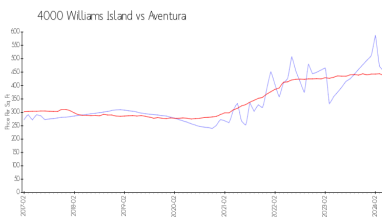
Building Information

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

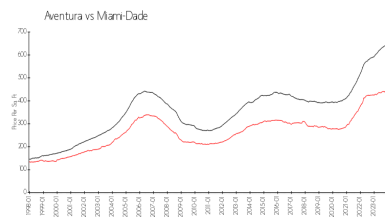
Recent Sales

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