

Unit 1804 - Bella Mare

1804 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11545340
 Status: Active
 Size: 2,030 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space, Parking-Under Building, Valet Parking
 View:
 List Price: \$2,000,000
 List PPSF: \$985
 Valuated Price: \$2,118,000
 Valuated PPSF: \$1,043

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: 218
 Number of active listings for rent: 6
 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: 1
 Number of sales over the last 3 months: 1

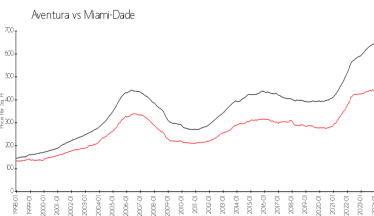
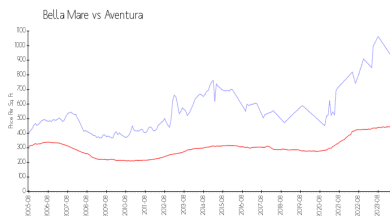
Building Association Information

Williams Island 6000 Condo
 Administration Office (305) 749-3262
 Concierge (305) 749-3260

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2806	3,222 sq ft	Mar 2024	\$2,830,000	\$878
2507	2,840 sq ft	Oct 2023	\$2,418,000	\$851
2108	4,005 sq ft	Aug 2023	\$4,000,000	\$999
2304	2,030 sq ft	Jun 2023	\$1,900,000	\$936
608	4,005 sq ft	Jun 2023	\$2,300,000	\$574

Market Information



Bella Mare: \$932/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

Bella Mare 4%
 Aventura 4%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

Bella Mare	92 days
Aventura	87 days
Miami-Dade	81 days