

# Unit 1707 - Villa Marina

1707 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11550382
Status:	Active
Size:	2,870 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,595,000
List PPSF:	\$556
Valuated Price:	\$1,665,000
Valuated PPSF:	\$602

*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:	280
Number of active listings for rent:	10
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

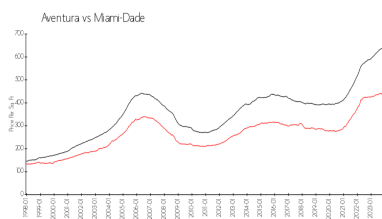
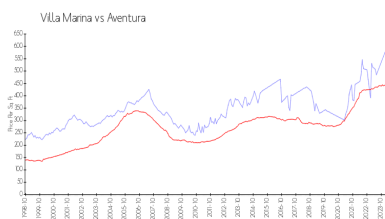
## Building Association Information

Williams Island 7000 Condo  
Administration Office (305) 931-7716  
Concierge (305) 931-7831

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	1,750 sq ft	May 2024	\$860,000	\$491
2502	2,770 sq ft	Feb 2024	\$1,285,000	\$464
1409	2,730 sq ft	Aug 2023	\$1,275,000	\$467
2203	1,580 sq ft	Aug 2023	\$680,000	\$430
2102	2,770 sq ft	Aug 2023	\$1,225,000	\$442

## Market Information



Villa Marina:	\$610/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Villa Marina	2%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Villa Marina	164 days
Aventura	89 days
Miami-Dade	81 days