

# Unit 2701 - 4000 Williams Island

2701 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11553394              |
| Status:         | Active                 |
| Size:           | 2,470 Sq ft.           |
| Bedrooms:       | 3                      |
| Full Bathrooms: | 4                      |
| Half Bathrooms: | 1                      |
| Parking Spaces: | 1 Space, Valet Parking |
| View:           |                        |
| List Price:     | \$1,049,000            |
| List PPSF:      | \$425                  |
| Valuated Price: | \$1,340,000            |
| Valuated PPSF:  | \$543                  |



*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.*

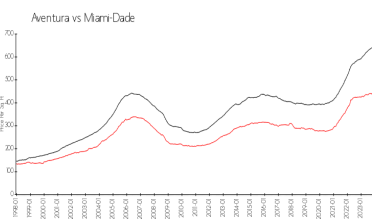
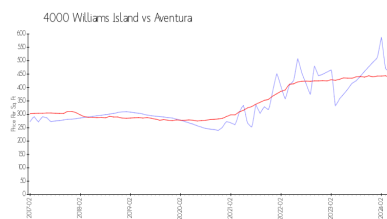
## Building Information

|  |     |
|--|-----|
| 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.

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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 |