

# Unit 1607 - Villa Marina

1607 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11554498  
 Status: Active  
 Size: 3,180 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 4  
 Half Bathrooms: 1  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$2,395,000  
 List PPSF: \$753  
 Valuated Price: \$1,648,000  
 Valuated PPSF: \$596

*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: 7  
 Number of sales over the last 6 months: 2  
 Number of sales over the last 3 months: 1

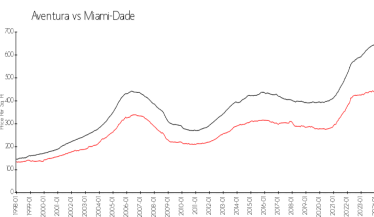
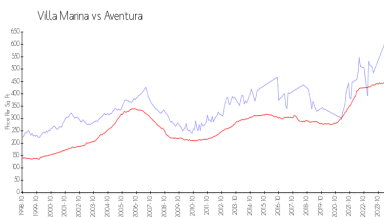
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
1610	1,750 sq ft	Jun 2023	\$910,000	\$520

## Market Information



Villa Marina: \$610/sq. ft.  
 Aventura: \$438/sq. ft.  
 Miami-Dade: \$698/sq. ft.

## Inventory for Sale

Villa Marina 2%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Villa Marina  
Aventura  
Miami-Dade

156 days  
87 days  
81 days