

Unit 1201 - 2600 Williams Island

1201 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11559871
 Status: Active
 Size: 2,580 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,900,000
 List PPSF: \$736
 Valuated Price: \$1,885,000
 Valuated PPSF: \$731

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: 172
 Number of active listings for rent: 0
 Number of active listings for sale: 4
 Building inventory for sale: 2%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

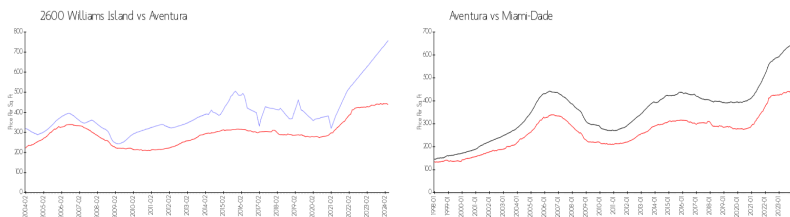
Building Association Information

2600 Island Boulevard Condo Association
 2600 Island Blvd, Aventura, FL 33160
 (305) 937-2006

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1705 | 3,340 sq ft | Apr 2024 | \$2,575,000 | \$771 |
| 1601 | 2,580 sq ft | Apr 2024 | \$1,900,000 | \$736 |
| PH-5 | 5,880 sq ft | Apr 2024 | \$5,795,000 | \$986 |
| PH4 | 4,910 sq ft | Jan 2024 | \$3,800,000 | \$774 |
| 605 | 3,340 sq ft | Dec 2023 | \$2,625,000 | \$786 |

Market Information

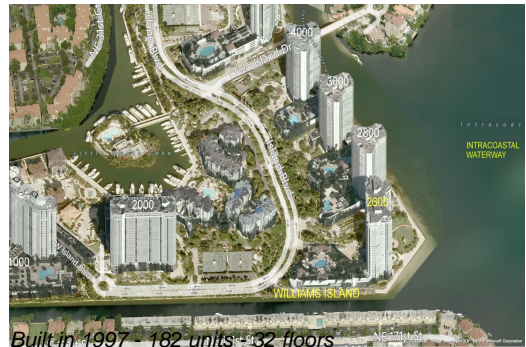


2600 Williams Island: \$757/sq. ft.
 Aventura: \$438/sq. ft.
 Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

2600 Williams Island 2%
 Aventura 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



2600 Williams Island
Aventura
Miami-Dade

208 days
87 days
81 days