

Unit 2806 - Villa Marina

2806 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11572773
Status:	Active
Size:	2,390 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$1,650,000
List PPSF:	\$690
Valuated Price:	\$1,603,000
Valuated PPSF:	\$672

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

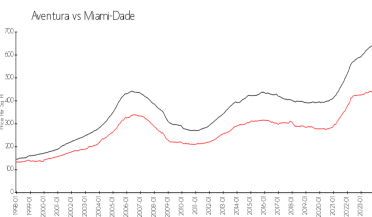
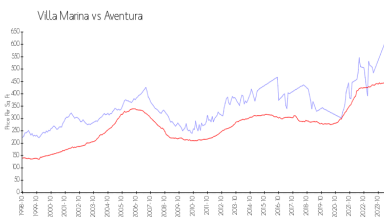
Building Association Information

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.
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