

# Unit 2307 - Bella Mare

2307 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11573775
Status:	Active
Size:	2,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$2,790,000
List PPSF:	\$982
Valuated Price:	\$2,658,000
Valuated PPSF:	\$936

*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:	218
Number of active listings for rent:	6
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

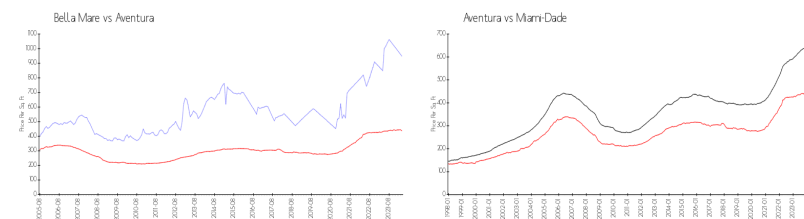
## Building Association Information

Williams Island 6000 Condo  
Administration Office (305) 749-3262  
Concierge (305) 749-3260

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2806	3,222 sq ft	Mar 2024	\$2,830,000	\$878
2507	2,840 sq ft	Oct 2023	\$2,418,000	\$851
2108	4,005 sq ft	Aug 2023	\$4,000,000	\$999
2304	2,030 sq ft	Jun 2023	\$1,900,000	\$936
608	4,005 sq ft	Jun 2023	\$2,300,000	\$574

## Market Information



Bella Mare:	\$947/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Bella Mare	4%
Aventura	5%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months



Bella Mare	105 days
Aventura	89 days
Miami-Dade	81 days