

Unit 2301 - 4000 Williams Island

2301 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11581446
 Status: Active
 Size: 2,470 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$925,000
 List PPSF: \$374
 Valuated Price: \$1,140,000
 Valuated PPSF: \$462



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.

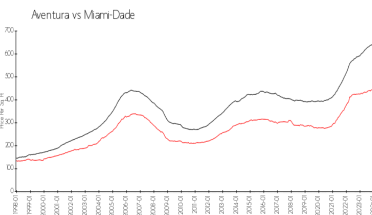
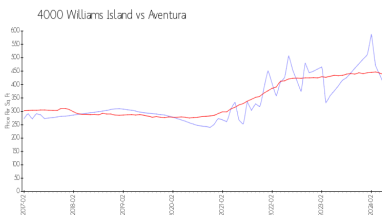
Building Information

Number of units: 180
 Number of active listings for rent: 0
 Number of active listings for sale: 17
 Building inventory for sale: 9%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1205	1,235 sq ft	May 2024	\$485,000	\$393
3003	1,508 sq ft	May 2024	\$825,000	\$547
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

Market Information



4000 Williams Island: \$402/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$705/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: 64 days
 Aventura: 91 days
 Miami-Dade: 82 days