

Unit 2104 - 3000 Williams Island

2104 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11586454
Status:	Closed
Size:	1,607 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking
View:	
List Price:	\$1,100,000
List PPSF:	\$685
Valuated Price:	\$665,000
Valuated PPSF:	\$414

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:	181
Number of active listings for rent:	0
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	8
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

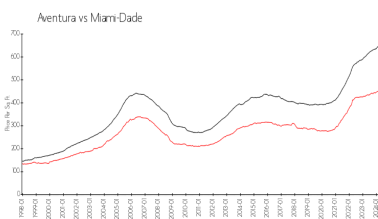
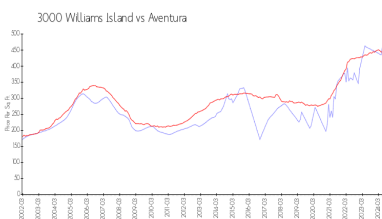
Building Association Information

Williams Island Limited
3000 Island Blvd, Aventura, FL 33160
(305) 937-3019

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2104	1,607 sq ft	Sep 2024	\$985,000	\$613
1605	4,308 sq ft	Sep 2024	\$1,600,000	\$371
701	1,690 sq ft	Jun 2024	\$725,000	\$429
PH-2	3,695 sq ft	May 2024	\$1,805,000	\$488
2501	1,690 sq ft	Apr 2024	\$583,000	\$345

Market Information



3000 Williams Island:	\$448/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

3000 Williams Island	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

3000 Williams Island	166 days
Aventura	99 days



Miami-Dade

85 days