

# Unit 2104 - 3000 Williams Island

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

## Unit Information

MLS Number: A11586454  
 Status: Active  
 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: \$646,000  
 Valuated PPSF: \$402

*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: 6  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 3

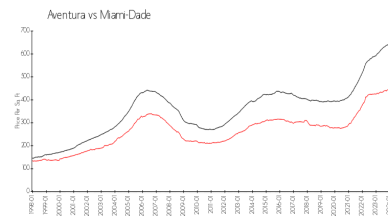
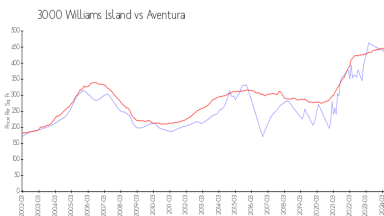
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
701	1,690 sq ft	Jun 2024	\$725,000	\$429
PH-2	3,695 sq ft	May 2024	\$1,805,000	\$488
WSTE5	2,577 sq ft	Mar 2024	\$1,425,000	\$553
2701	2,667 sq ft	Jan 2024	\$1,617,000	\$606
2403	2,605 sq ft	Jan 2024	\$1,675,000	\$643

## Market Information



3000 Williams Island: \$435/sq. ft.  
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$705/sq. ft.

## Inventory for Sale

3000 Williams Island 5%  
 Aventura 4%  
 Miami-Dade 3%



## **Avg. Time to Close Over Last 12 Months**

3000 Williams Island	181 days
Aventura	92 days
Miami-Dade	82 days