

Unit 1405 - 3000 Williams Island

1405 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11593569
Status:	Pending
Size:	2,154 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$800,000
List PPSF:	\$371
Valuated Price:	\$888,000
Valuated PPSF:	\$412

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:	5
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	2

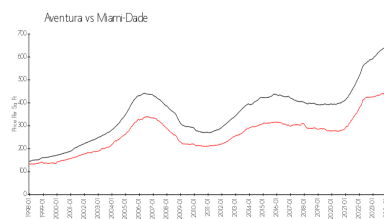
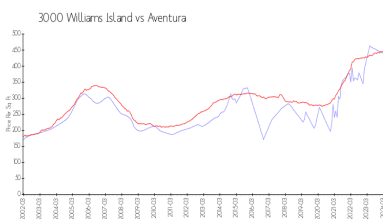
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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