

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

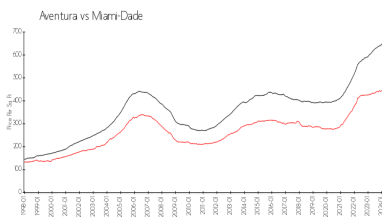
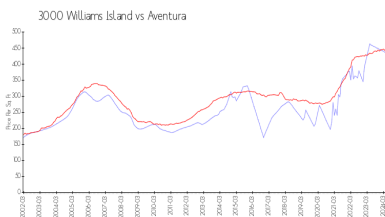
Building Association Information

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.

Aventura: \$437/sq. ft.
 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
Aventura
Miami-Dade

181 days
92 days
82 days