

# Unit 2102 - Bella Mare

2102 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11594997
Status:	Active
Size:	2,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$3,299,999
List PPSF:	\$1,162
Valuated Price:	\$2,618,000
Valuated PPSF:	\$922

*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:	218
Number of active listings for rent:	6
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

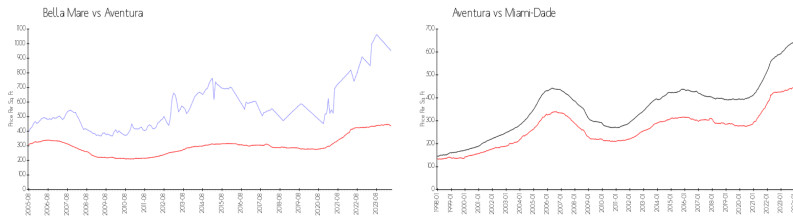
## Building Association Information

Williams Island 6000 Condo  
 Administration Office (305) 749-3262  
 Concierge (305) 749-3260

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2806	3,222 sq ft	Mar 2024	\$2,830,000	\$878
2507	2,840 sq ft	Oct 2023	\$2,418,000	\$851
2108	4,005 sq ft	Aug 2023	\$4,000,000	\$999

## Market Information



Bella Mare:	\$951/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/sq. ft.

## Inventory for Sale

Bella Mare	5%
Aventura	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Bella Mare	23 days
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Aventura  
Miami-Dade

91 days  
82 days