

Unit 904 - 4000 Williams Island

904 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11600850
Status:	Cancelled
Size:	1,840 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$920,000
List PPSF:	\$500
Valuated Price:	\$588,000
Valuated PPSF:	\$320

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.

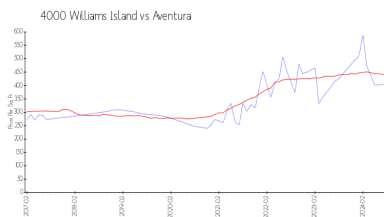
Building Information

Number of units:	180
Number of active listings for rent:	0
Number of active listings for sale:	15
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	1

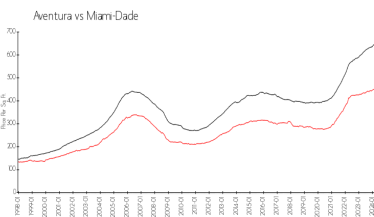
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2301	2,470 sq ft	Sep 2024	\$825,000	\$334
1205	1,235 sq ft	May 2024	\$485,000	\$393
3003	1,508 sq ft	May 2024	\$825,000	\$547
1906	2,120 sq ft	Mar 2024	\$1,160,000	\$547
2504	2,130 sq ft	Feb 2024	\$1,155,000	\$542

Market Information



4000 Williams Island: \$406/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

4000 Williams Island	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	67 days
Aventura	97 days
Miami-Dade	84 days

