

Unit 1406 - 3000 Williams Island

1406 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11612206
 Status: Active
 Size: 2,154 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,599,000
 List PPSF: \$742
 Valuated Price: \$929,000
 Valuated PPSF: \$431

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: 12
 Building inventory for sale: 6%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 0

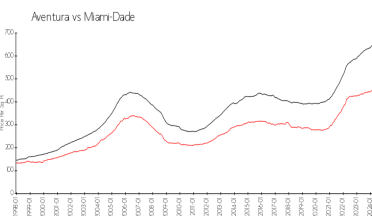
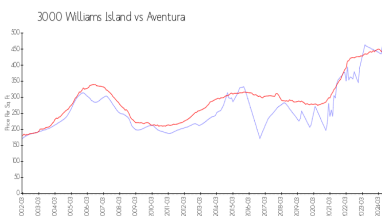
Building Association Information

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
2501	1,690 sq ft	Apr 2024	\$583,000	\$345
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: \$455/sq. ft.
 Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.
 Miami-Dade: \$696/sq. ft.

Inventory for Sale

3000 Williams Island 7%
 Aventura 6%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

3000 Williams Island	163 days
Aventura	98 days
Miami-Dade	84 days