

# 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:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$1,690,000
List PPSF:	\$785
Valuated Price:	\$941,000
Valuated PPSF:	\$437

*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:	11
Building inventory for sale:	6%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

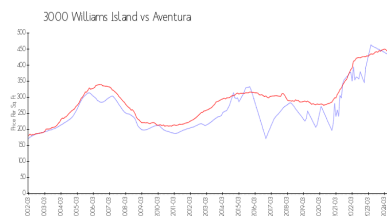
## Building Association Information

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

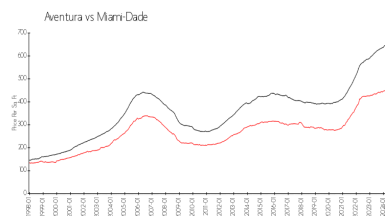
## Recent Sales

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: \$461/sq. ft.  
Aventura: \$439/sq. ft.



Aventura: \$439/sq. ft.  
Miami-Dade: \$695/sq. ft.

## Inventory for Sale

3000 Williams Island	6%
Aventura	5%
Miami-Dade	4%



**Avg. Time to Close Over Last 12 Months**

3000 Williams Island	181 days
Aventura	97 days
Miami-Dade	84 days