

Unit 301 - 2600 Williams Island

301 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11617372
Status:	Active
Size:	2,450 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,900,000
List PPSF:	\$776
Valuated Price:	\$1,506,000
Valuated PPSF:	\$615

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:	172
Number of active listings for rent:	0
Number of active listings for sale:	6
Building inventory for sale:	3%
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:	0

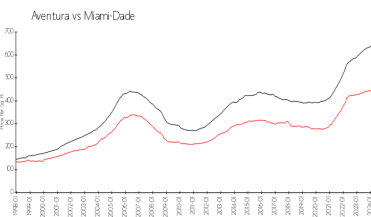
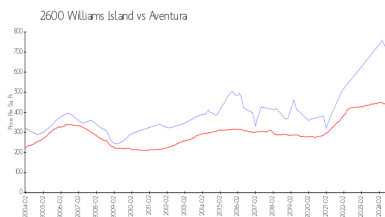
Building Association Information

2600 Island Boulevard Condo Association
 2600 Island Blvd, Aventura, FL 33160
 (305) 937-2006

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	3,340 sq ft	Apr 2024	\$2,575,000	\$771
1601	2,580 sq ft	Apr 2024	\$1,900,000	\$736
PH-5	5,880 sq ft	Apr 2024	\$5,795,000	\$986
PH4	4,910 sq ft	Jan 2024	\$3,800,000	\$774
605	3,340 sq ft	Dec 2023	\$2,625,000	\$786

Market Information



2600 Williams Island: \$697/sq. ft.
 Aventura: \$437/sq. ft.

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

Inventory for Sale

2600 Williams Island	3%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

2600 Williams Island
Aventura
Miami-Dade

248 days
98 days
84 days