

Unit PH-08 - Villa Marina

PH-08 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11632294
Status:	Active
Size:	2,660 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Assigned Parking,Covered Parking
View:	
List Price:	\$1,999,975
List PPSF:	\$752
Valuated Price:	\$1,645,000
Valuated PPSF:	\$618

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:	280
Number of active listings for rent:	10
Number of active listings for sale:	5
Building inventory for sale:	1%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	1

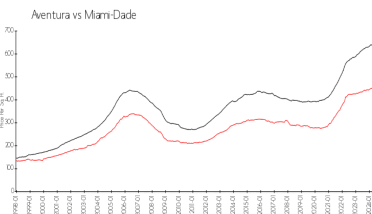
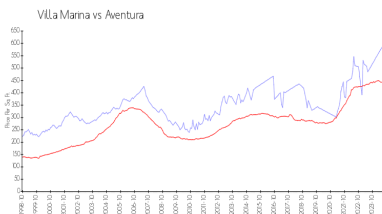
Building Association Information

Williams Island 7000 Condo
 Administration Office (305) 931-7716
 Concierge (305) 931-7831

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1707	2,870 sq ft	Aug 2024	\$1,325,000	\$462
1410	1,750 sq ft	Jun 2024	\$807,518	\$461
2605	1,750 sq ft	Jun 2024	\$1,065,000	\$609
610	1,750 sq ft	May 2024	\$860,000	\$491
2502	2,770 sq ft	Feb 2024	\$1,285,000	\$464

Market Information



Villa Marina:	\$608/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Villa Marina	2%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Villa Marina	90 days
Aventura	101 days
Miami-Dade	86 days