

Unit 1106 - 3000 Williams Island

1106 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11639053
 Status: Active
 Size: 2,154 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$1,530,000
 List PPSF: \$710
 Valuated Price: \$1,038,000
 Valuated PPSF: \$482

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: 13
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

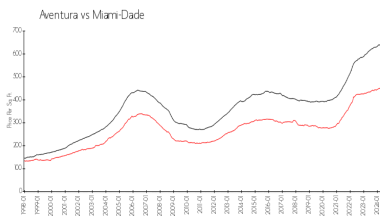
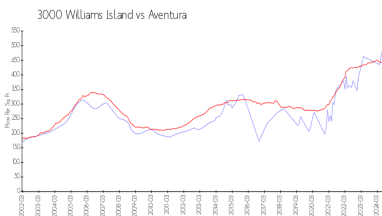
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2303	2,605 sq ft	Nov 2024	\$1,470,000	\$564
2104	1,607 sq ft	Sep 2024	\$985,000	\$613
1605	4,308 sq ft	Sep 2024	\$1,600,000	\$371
701	1,690 sq ft	Jun 2024	\$725,000	\$429
PH-2	3,695 sq ft	May 2024	\$1,805,000	\$488

Market Information



3000 Williams Island: \$522/sq. ft.
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/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: 174 days
 Aventura: 101 days
 Miami-Dade: 86 days

