

Unit 401 - 3000 Williams Island

401 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11647158
Status:	Active
Size:	3,336 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,395,000
List PPSF:	\$418
Valuated Price:	\$1,568,000
Valuated PPSF:	\$470

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

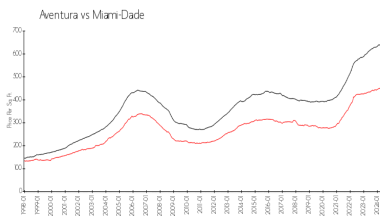
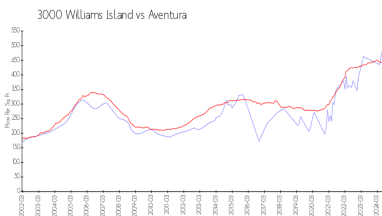
Building Association Information

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

