

Unit 2104 - Bella Mare

2104 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11653407
 Status: Active
 Size: 2,030 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Valet Parking
 View:
 List Price: \$1,950,000
 List PPSF: \$961
 Valuated Price: \$2,158,000
 Valuated PPSF: \$1,063

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: 218
 Number of active listings for rent: 6
 Number of active listings for sale: 10
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 4
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 3

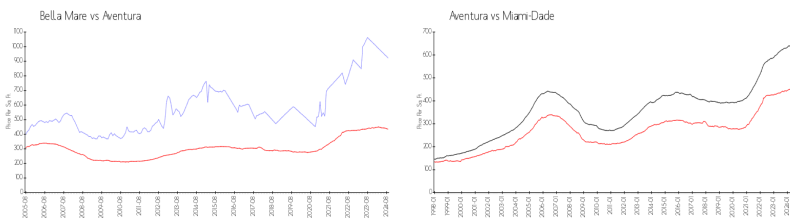
Building Association Information

Williams Island 6000 Condo
 Administration Office (305) 749-3262
 Concierge (305) 749-3260

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1804	2,030 sq ft	Nov 2024	\$1,800,000	\$887
2103	3,224 sq ft	Oct 2024	\$3,695,000	\$1,146
807	2,840 sq ft	Aug 2024	\$3,275,000	\$1,153
2806	3,222 sq ft	Mar 2024	\$2,830,000	\$878

Market Information



Bella Mare: \$922/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

Bella Mare: 5%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

Bella Mare: 43 days
 Aventura: 101 days
 Miami-Dade: 86 days

