

Unit 2803 - 4000 Williams Island

2803 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11661111
 Status: Active
 Size: 1,508 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Deeded Parking

View:
 List Price: \$799,000
 List PPSF: \$530
 Valuated Price: \$422,000
 Valuated PPSF: \$280

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.

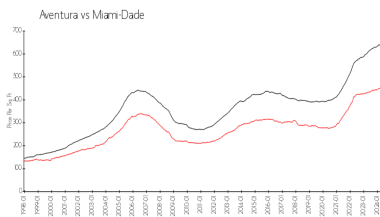
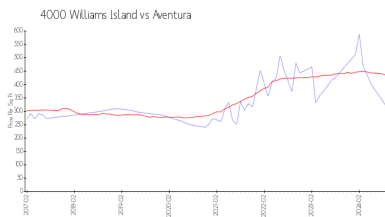
Building Information

Number of units: 180
 Number of active listings for rent: 0
 Number of active listings for sale: 21
 Building inventory for sale: 11%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2701	2,470 sq ft	Nov 2024	\$825,000	\$334
2301	2,470 sq ft	Sep 2024	\$825,000	\$334
1205	1,235 sq ft	May 2024	\$485,000	\$393
3003	1,508 sq ft	May 2024	\$825,000	\$547
1906	2,120 sq ft	Mar 2024	\$1,160,000	\$547

Market Information



4000 Williams Island: \$315/sq. ft.
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale

4000 Williams Island 12%
 Aventura 6%
 Miami-Dade 4%

Avg. Time to Close Over Last 12 Months

4000 Williams Island 81 days
 Aventura 101 days
 Miami-Dade 86 days

