

Unit 3004 - 2000 Williams Island

3004 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11664421
 Status: Active
 Size: 2,560 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Valet Parking

View:
 List Price: \$1,288,000
 List PPSF: \$503
 Valuated Price: \$1,221,000
 Valuated PPSF: \$477

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: 275
 Number of active listings for rent: 3
 Number of active listings for sale: 13
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 2
 Number of sales over the last 3 months: 1

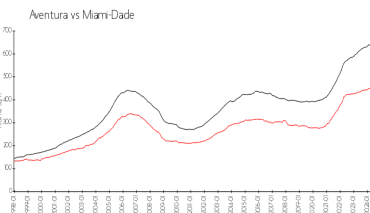
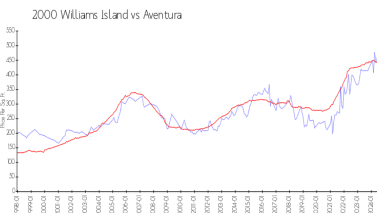
Building Association Information

Williams Island 2000 Condo
 Administration Office (305) 692-2000
 Concierge (305) 692-2012

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 306 | 1,910 sq ft | Aug 2024 | \$922,500 | \$483 |
| 1004 | 2,590 sq ft | Jun 2024 | \$1,300,000 | \$502 |
| 1701 | 2,040 sq ft | May 2024 | \$962,500 | \$472 |
| 2201 | 4,050 sq ft | Apr 2024 | \$1,650,000 | \$407 |
| 1902 | 1,890 sq ft | Apr 2024 | \$725,000 | \$384 |

Market Information



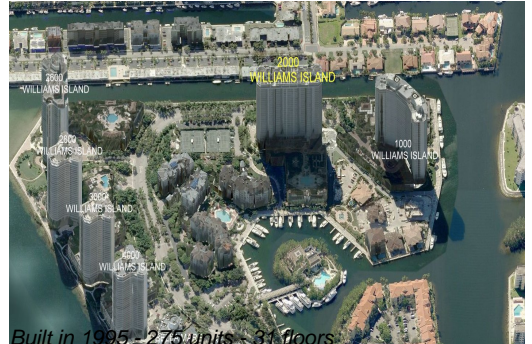
2000 Williams Island: \$447/sq. ft. Aventura: \$434/sq. ft.
 Aventura: \$434/sq. ft. Miami-Dade: \$694/sq. ft.

Inventory for Sale

2000 Williams Island: 5%
 Aventura: 6%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months

2000 Williams Island: 81 days
 Aventura: 101 days



Miami-Dade

86 days