

# Unit 903 - 4000 Williams Island

903 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11675562
Status:	Active
Size:	1,508 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Additional Spaces Available
View:	
List Price:	\$699,000
List PPSF:	\$464
Valuated Price:	\$350,000
Valuated PPSF:	\$232

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.

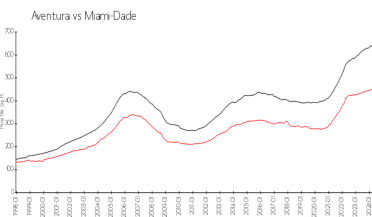
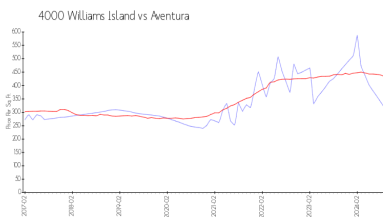
## Building Information

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

