

Unit 706 - 3000 Williams Island

706 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11681208 |
| Status: | Active |
| Size: | 2,154 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$990,000 |
| List PPSF: | \$460 |
| Valuated Price: | \$992,000 |
| Valuated PPSF: | \$461 |

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: | 3 |
| Number of sales over the last 3 months: | 1 |

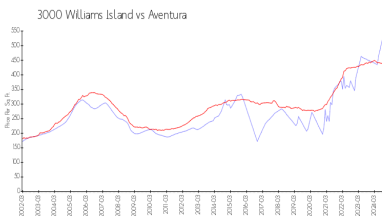
Building Association Information

Williams Island Limited
3000 Island Blvd, Aventura, FL 33160
(305) 937-3019

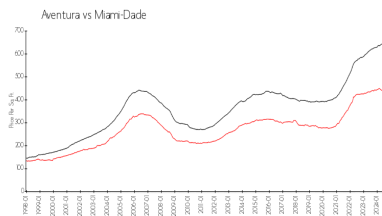
Recent Sales

| 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: \$520/sq. ft.
Aventura: \$433/sq. ft.



Aventura: \$433/sq. ft.
Miami-Dade: \$693/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 | 107 days |
| Miami-Dade | 89 days |

