

Unit 1002 - 4000 Williams Island

1002 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11692305
Status: Active
Size: 2,130 Sq ft.
Bedrooms: 3
Full Bathrooms: 3
Half Bathrooms:
Parking Spaces: Valet Parking
View:
List Price: \$1,000,000
List PPSF: \$469
Valuated Price: \$534,000
Valuated PPSF: \$251



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.

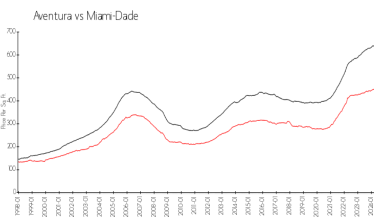
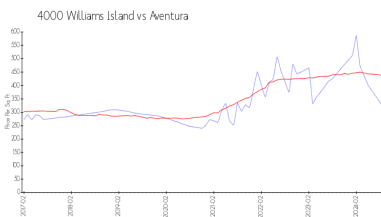
Building Information

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.

Aventura: \$434/sq. ft.
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