

# Unit 1201 - 3000 Williams Island

1201 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11694841  
 Status: Active  
 Size: 1,690 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces, Valet Parking  
 View:  
 List Price: \$698,000  
 List PPSF: \$413  
 Valuated Price: \$860,000  
 Valuated PPSF: \$509

*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: 5  
 Number of sales over the last 3 months: 3

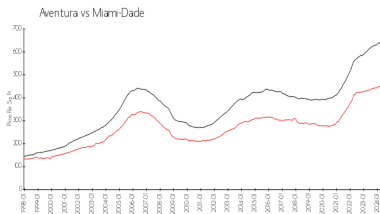
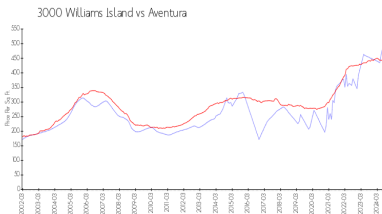
## Building Association Information

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: \$522/sq. ft.  
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/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 101 days  
 Miami-Dade 86 days

