

Unit 1103 - 3000 Williams Island

1103 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11836907
Status:	Active
Size:	2,605 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,215,000
List PPSF:	\$466
Valuated Price:	\$1,125,000
Valuated PPSF:	\$432

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:	10
Building inventory for sale:	5%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

Building Association Information

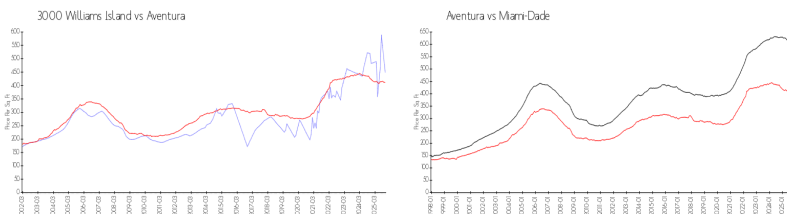
Williams Island Limited
3000 Island Blvd, Aventura, FL 33160
(305) 937-3019

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1902	2,665 sq ft	Oct 2025	\$840,000	\$315
TH-5	2,718 sq ft	Aug 2025	\$1,725,000	\$635
706	2,154 sq ft	Aug 2025	\$750,000	\$348
1406	2,154 sq ft	Aug 2025	\$1,375,000	\$638
2004	1,607 sq ft	Jul 2025	\$521,500	\$325
2504	1,607 sq ft	Jul 2025	\$473,750	\$295

Market Information



3000 Williams Island:	\$449/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

3000 Williams Island	6%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



3000 Williams Island	175 days
Aventura	98 days
Miami-Dade	77 days