

Unit 505 - 3000 Williams Island

505 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11852416
Status: Active
Size: 1,607 Sq ft.
Bedrooms: 2
Full Bathrooms: 2
Half Bathrooms: 0
Parking Spaces: 1 Space, Additional Spaces Available, Assigned Parking, Covered Parking, Valet Parking

View:

List Price: \$759,000
List PPSF: \$472
Valuated Price: \$568,000
Valuated PPSF: \$353

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

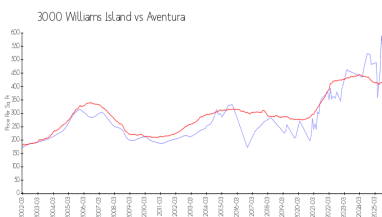
Williams Island Limited
3000 Island Blvd, Aventura, FL 33160
(305) 937-3019

<https://>

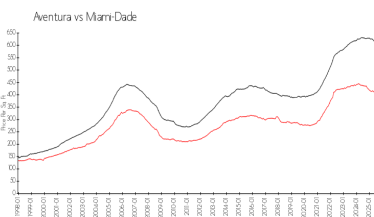
Recent Sales

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