

Unit PH-02 - Villa Marina

PH-02 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11894405
Status:	Active
Size:	7,700 Sq ft.
Bedrooms:	6
Full Bathrooms:	7
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$5,500,000
List PPSF:	\$714
Valuated Price:	\$3,440,000
Valuated PPSF:	\$683

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:	280
Number of active listings for rent:	10
Number of active listings for sale:	6
Building inventory for sale:	2%
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:	2

Building Association Information

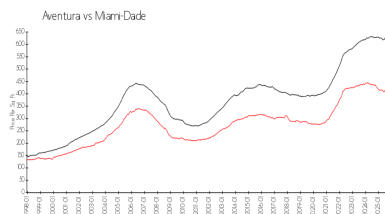
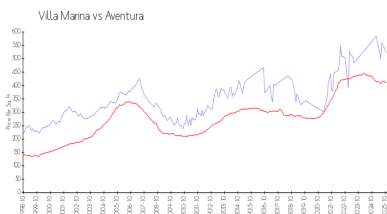
Williams Island 7000 Condo
Administration Office (305) 931-7716
Concierge (305) 931-7831

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1408	1,580 sq ft	Dec 2025	\$800,000	\$506
1208	1,580 sq ft	Nov 2025	\$685,000	\$434
606	2,390 sq ft	Aug 2025	\$1,165,000	\$487
PH-08	2,660 sq ft	Jul 2025	\$1,750,000	\$658
2409-2410	4,484 sq ft	Jul 2025	\$3,000,000	\$669
3004	2,690 sq ft	Jul 2025	\$1,720,000	\$639

Market Information

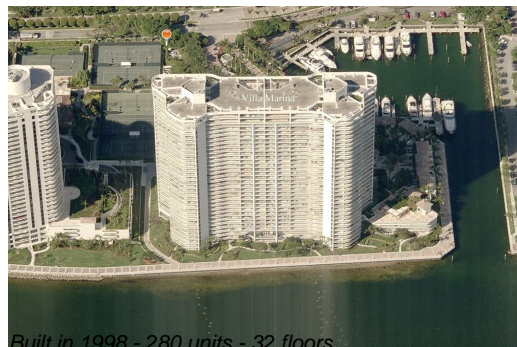


Villa Marina:	\$522/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

Villa Marina	2%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Built in 1998 - 280 units - 32 floors

Villa Marina	115 days
Aventura	98 days
Miami-Dade	77 days