

Unit 2406 - Bella Mare

2406 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11918407
Status:	Active
Size:	3,222 Sq ft.
Bedrooms:	4
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$4,700,000
List PPSF:	\$1,459
Valuated Price:	\$3,348,000
Valuated PPSF:	\$1,039

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:	218
Number of active listings for rent:	6
Number of active listings for sale:	9
Building inventory for sale:	4%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	2

Building Association Information

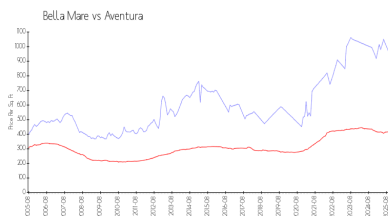
Williams Island 6000 Condo
Administration Office (305) 749-3262
Concierge (305) 749-3260

<https://>

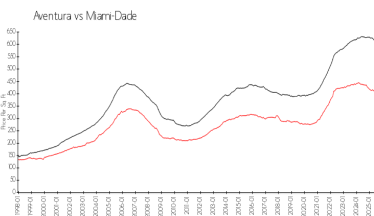
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1802	2,840 sq ft	Dec 2025	\$2,430,000	\$856
801	4,109 sq ft	Oct 2025	\$4,700,000	\$1,144
2304	2,180 sq ft	Sep 2025	\$2,325,000	\$1,067
1703	3,224 sq ft	Jul 2025	\$3,525,000	\$1,093
2104	2,030 sq ft	Jul 2025	\$1,660,000	\$818

Market Information



Bella Mare: \$1041/sq. ft.
Aventura: \$411/sq. ft.



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

Inventory for Sale

Bella Mare	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



Bella Mare
Aventura
Miami-Dade

148 days
98 days
77 days