

Unit 2404 - 3000 Williams Island

2404 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11918686
Status:	Active
Size:	1,607 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Covered Parking,Valet Parking
View:	
List Price:	\$885,000
List PPSF:	\$551
Valuated Price:	\$687,000
Valuated PPSF:	\$428

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

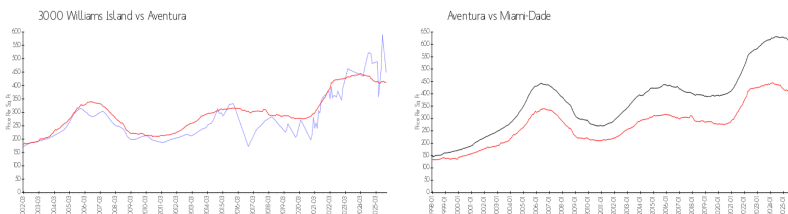
Williams Island Limited
3000 Island Blvd, Aventura, FL 33160
(305) 937-3019

<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.

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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