

Unit 1007 - 4000 Williams Island

1007 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11922097
Status:	Active
Size:	2,120 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Guest Parking,Valet Parking
View:	
List Price:	\$1,000,000
List PPSF:	\$472
Valuated Price:	\$1,044,000
Valuated PPSF:	\$492

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.

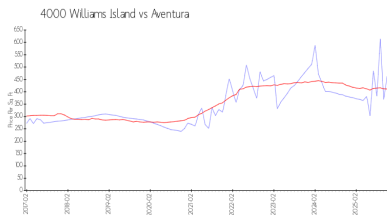
Building Information

Number of units:	180
Number of active listings for rent:	0
Number of active listings for sale:	8
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:	3

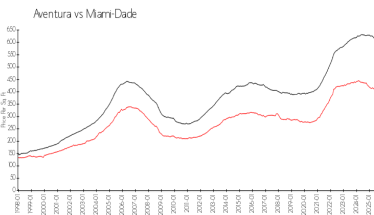
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2607	2,120 sq ft	Oct 2025	\$927,000	\$437
2606	2,120 sq ft	Oct 2025	\$1,025,000	\$483
1906	2,120 sq ft	Sep 2025	\$1,100,000	\$519
2002	2,130 sq ft	Sep 2025	\$1,150,000	\$540
2503	1,508 sq ft	Aug 2025	\$499,000	\$331

Market Information



4000 Williams Island: \$464/sq. ft.
Aventura: \$411/sq. ft.



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

Inventory for Sale

4000 Williams Island	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	151 days
Aventura	98 days
Miami-Dade	77 days

