

Unit 1701 - Villa Marina

1701 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11923641
 Status: Active
 Size: 2,070 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$1,399,000
 List PPSF: \$676
 Valuated Price: \$1,229,000
 Valuated PPSF: \$515

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

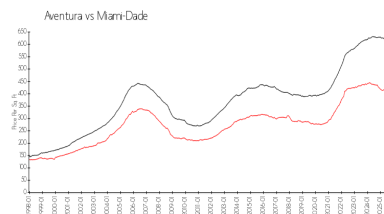
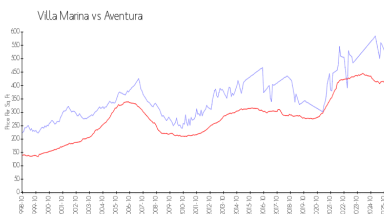
Williams Island 7000 Condo
 Administration Office (305) 931-7716
 Concierge (305) 931-7831

<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

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