

Unit 2606 - 4000 Williams Island

2606 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10412638
Status:	Active
Size:	4,240 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	Guest Parking, Valet Parking
View:	Ocean View, Water View
List Price:	\$2,500,000
List PPSF:	\$590
Valuated Price:	\$1,198,000
Valuated PPSF:	\$565

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.

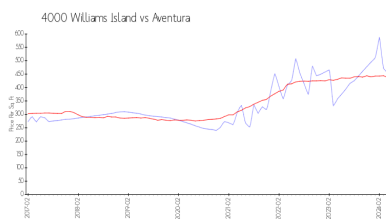
Building Information

Number of units:	180
Number of active listings for rent:	0
Number of active listings for sale:	16
Building inventory for sale:	8%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

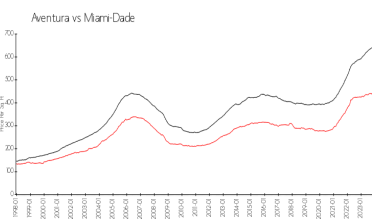
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1906	2,120 sq ft	Mar 2024	\$1,160,000	\$547
2504	2,130 sq ft	Feb 2024	\$1,155,000	\$542
101	1,027 sq ft	Jan 2024	\$350,000	\$341
2403	1,508 sq ft	Jan 2024	\$660,000	\$438
805	1,607 sq ft	Aug 2023	\$690,000	\$429

Market Information



4000 Williams Island: \$454/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$698/sq. ft.

Inventory for Sale

4000 Williams Island	9%
Aventura	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	55 days
Aventura	87 days
Miami-Dade	81 days

