

# Unit 1605 - 3000 Williams Island

1605 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: F10414175  
 Status: Active  
 Size: 4,308 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking  
 View: Intracoastal View,Water View  
 List Price: \$1,990,000  
 List PPSF: \$462  
 Valuated Price: \$1,798,000  
 Valuated PPSF: \$417

*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: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 7  
 Number of sales over the last 6 months: 3  
 Number of sales over the last 3 months: 1

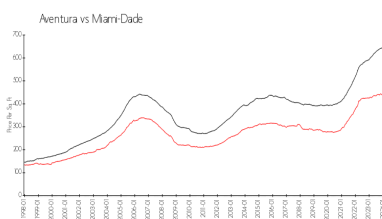
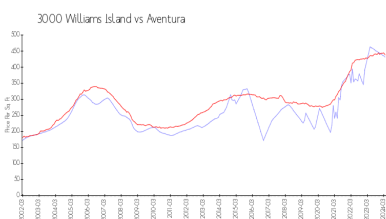
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
WSTE5	2,577 sq ft	Mar 2024	\$1,425,000	\$553
2701	2,667 sq ft	Jan 2024	\$1,617,000	\$606
2403	2,605 sq ft	Jan 2024	\$1,675,000	\$643
2406	2,154 sq ft	Jun 2023	\$1,400,000	\$650
606	2,154 sq ft	Jun 2023	\$860,000	\$399
2903	4,407 sq ft	Jun 2023	\$1,750,000	\$397
TH-5	2,718 sq ft	Jun 2023	\$1,185,000	\$436

## Market Information



3000 Williams Island: \$431/sq. ft.  
 Aventura: \$438/sq. ft.

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

## Inventory for Sale

3000 Williams Island: 5%  
 Aventura: 4%  
 Miami-Dade: 3%



**Avg. Time to Close Over Last 12 Months**

3000 Williams Island	111 days
Aventura	87 days
Miami-Dade	81 days