

# Unit 1901 - 4000 Williams Island

1901 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11512206  
 Status: Active  
 Size: 2,470 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$1,225,000  
 List PPSF: \$496  
 Valuated Price: \$1,164,000  
 Valuated PPSF: \$471



*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.*

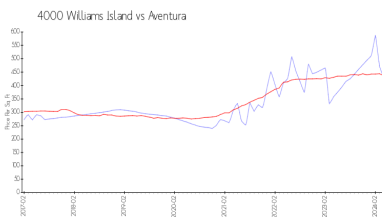
## Building Information

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: 8  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 2

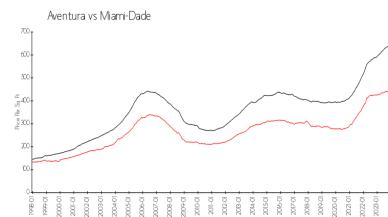
## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3003	1,508 sq ft	May 2024	\$825,000	\$547
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

## Market Information



4000 Williams Island: \$428/sq. ft.  
 Aventura: \$437/sq. ft.



Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

4000 Williams Island: 9%  
 Aventura: 5%  
 Miami-Dade: 3%

## Avg. Time to Close Over Last 12 Months

4000 Williams Island: 56 days  
 Aventura: 89 days  
 Miami-Dade: 81 days