

# Unit 2406 - Bella Mare

2406 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11525434  
 Status: Active  
 Size: 3,222 Sq ft.  
 Bedrooms: 4  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$3,495,000  
 List PPSF: \$1,085  
 Valuated Price: \$3,045,000  
 Valuated PPSF: \$945

*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: 218  
 Number of active listings for rent: 6  
 Number of active listings for sale: 9  
 Building inventory for sale: 4%  
 Number of sales over the last 12 months: 6  
 Number of sales over the last 6 months: 1  
 Number of sales over the last 3 months: 1

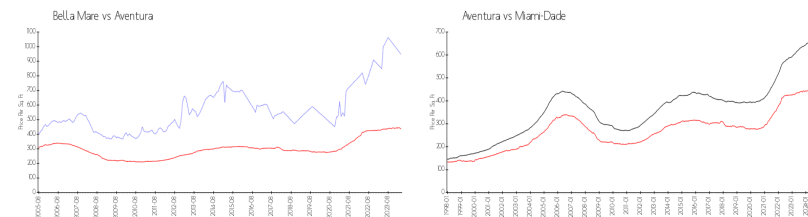
## Building Association Information

Williams Island 6000 Condo  
 Administration Office (305) 749-3262  
 Concierge (305) 749-3260

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2806	3,222 sq ft	Mar 2024	\$2,830,000	\$878
2507	2,840 sq ft	Oct 2023	\$2,418,000	\$851
2108	4,005 sq ft	Aug 2023	\$4,000,000	\$999
2304	2,030 sq ft	Jun 2023	\$1,900,000	\$936
608	4,005 sq ft	Jun 2023	\$2,300,000	\$574

## Market Information



Bella Mare: \$947/sq. ft.  
 Aventura: \$437/sq. ft.  
 Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Bella Mare 4%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



Bella Mare  
Aventura  
Miami-Dade

105 days  
89 days  
81 days