

Unit 3001 - 2600 Williams Island

3001 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11544020
 Status: Active
 Size: 2,580 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces, Electric Vehicle Charging Station, Valet Parking
 View:
 List Price: \$2,450,000
 List PPSF: \$950
 Valuated Price: \$2,255,000
 Valuated PPSF: \$874

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: 172
 Number of active listings for rent: 0
 Number of active listings for sale: 3
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 6
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 3

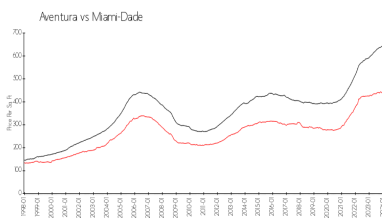
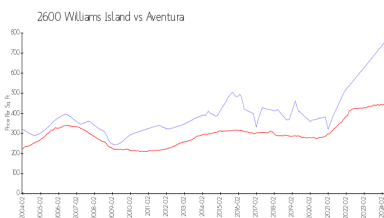
Building Association Information

2600 Island Boulevard Condo Association
 2600 Island Blvd, Aventura, FL 33160
 (305) 937-2006

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1705	3,340 sq ft	Apr 2024	\$2,575,000	\$771
1601	2,580 sq ft	Apr 2024	\$1,900,000	\$736
PH-5	5,880 sq ft	Apr 2024	\$5,795,000	\$986
PH4	4,910 sq ft	Jan 2024	\$3,800,000	\$774
605	3,340 sq ft	Dec 2023	\$2,625,000	\$786

Market Information

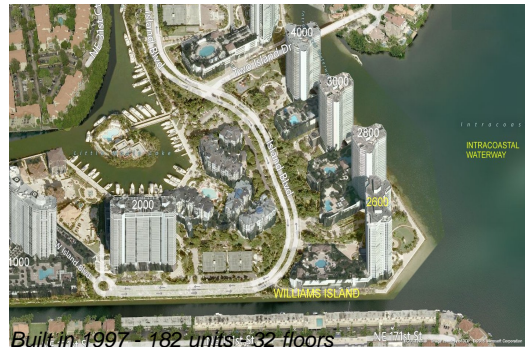


2600 Williams Island: \$757/sq. ft.
 Aventura: \$437/sq. ft.

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

Inventory for Sale

2600 Williams Island: 2%
 Aventura: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

2600 Williams Island	208 days
Aventura	89 days
Miami-Dade	81 days