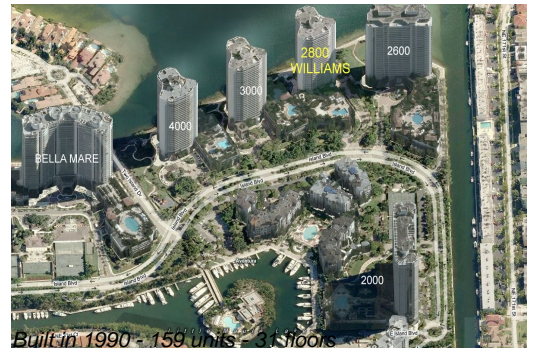


Unit 2901 - 2800 Williams Island

2901 - 2800 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11545415
Status:	Active
Size:	4,220 Sq ft.
Bedrooms:	4
Full Bathrooms:	6
Half Bathrooms:	1
Parking Spaces:	Valet Parking
View:	
List Price:	\$3,200,000
List PPSF:	\$758
Valuated Price:	\$2,724,000
Valuated PPSF:	\$645



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:	159
Number of active listings for rent:	2
Number of active listings for sale:	3
Building inventory for sale:	1%
Number of sales over the last 12 months:	5
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

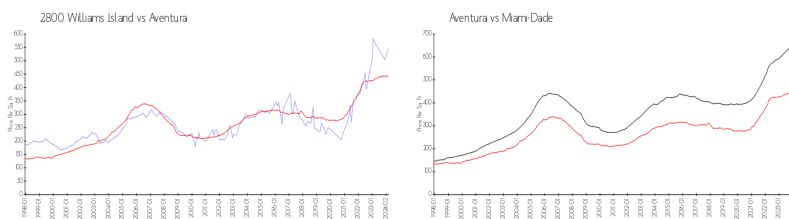
Building Association Information

Williams Island 2800 Condo
 Administration Office (305) 937-1094
 Concierge (305) 933-1027

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
3003	1,690 sq ft	Jan 2024	\$675,000	\$399
3005	2,154 sq ft	Jan 2024	\$1,475,000	\$685
1104	1,910 sq ft	Jul 2023	\$835,000	\$437
1603	1,690 sq ft	Jun 2023	\$720,000	\$426
2803	1,690 sq ft	Jun 2023	\$711,000	\$421

Market Information



2800 Williams Island:	\$546/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

2800 Williams Island	2%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

2800 Williams Island
Aventura
Miami-Dade

47 days
89 days
81 days