

Unit 2701 - 4000 Williams Island

2701 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11553394
Status:	Active
Size:	2,470 Sq ft.
Bedrooms:	3
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$995,000
List PPSF:	\$403
Valuated Price:	\$1,261,000
Valuated PPSF:	\$511



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.

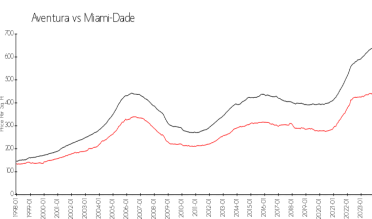
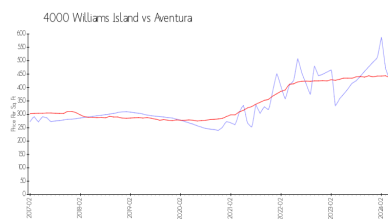
Building Information

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.

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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