

Unit 1607 - Villa Marina

1607 - 7000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11554498
 Status: Active
 Size: 3,180 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$2,395,000
 List PPSF: \$753
 Valuated Price: \$1,648,000
 Valuated PPSF: \$596

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: 280
 Number of active listings for rent: 10
 Number of active listings for sale: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 8
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

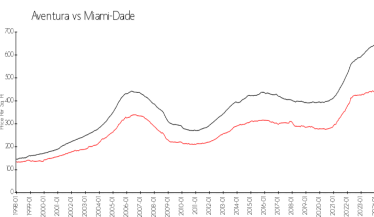
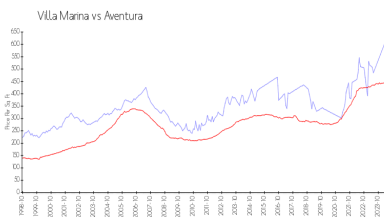
Building Association Information

Williams Island 7000 Condo
 Administration Office (305) 931-7716
 Concierge (305) 931-7831

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
610	1,750 sq ft	May 2024	\$860,000	\$491
2502	2,770 sq ft	Feb 2024	\$1,285,000	\$464
1409	2,730 sq ft	Aug 2023	\$1,275,000	\$467
2203	1,580 sq ft	Aug 2023	\$680,000	\$430
2102	2,770 sq ft	Aug 2023	\$1,225,000	\$442

Market Information



Villa Marina: \$610/sq. ft.
 Aventura: \$437/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Villa Marina 2%
 Aventura 5%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



Villa Marina
Aventura
Miami-Dade

164 days
89 days
81 days