

Unit 1103 - 3000 Williams Island

1103 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11566575
 Status: Active
 Size: 2,605 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,275,000
 List PPSF: \$489
 Valuated Price: \$1,064,000
 Valuated PPSF: \$408

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: 181
 Number of active listings for rent: 0
 Number of active listings for sale: 9
 Building inventory for sale: 4%
 Number of sales over the last 12 months: 7
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 1

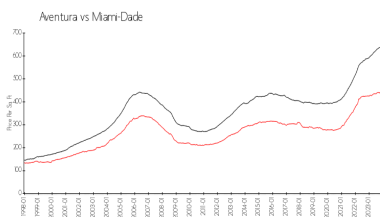
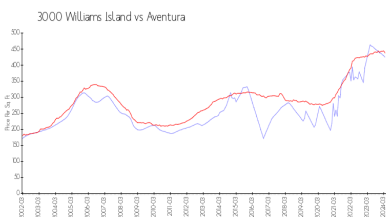
Building Association Information

Williams Island Limited
 3000 Island Blvd, Aventura, FL 33160
 (305) 937-3019

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
WSTE5	2,577 sq ft	Mar 2024	\$1,425,000	\$553
2701	2,667 sq ft	Jan 2024	\$1,617,000	\$606
2403	2,605 sq ft	Jan 2024	\$1,675,000	\$643
2406	2,154 sq ft	Jun 2023	\$1,400,000	\$650
606	2,154 sq ft	Jun 2023	\$860,000	\$399
2903	4,407 sq ft	Jun 2023	\$1,750,000	\$397
TH-5	2,718 sq ft	Jun 2023	\$1,185,000	\$436

Market Information



3000 Williams Island: \$424/sq. ft.
 Aventura: \$437/sq. ft.

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

Inventory for Sale

3000 Williams Island 5%
 Aventura 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

3000 Williams Island	111 days
Aventura	89 days
Miami-Dade	81 days