

# Unit 803 - 4000 Williams Island

803 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10408232
Status:	Active
Size:	1,508 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Covered Parking, Guest Parking
View:	Club Area View, Tennis Court View
List Price:	\$758,000
List PPSF:	\$503
Valuated Price:	\$469,000
Valuated PPSF:	\$311

*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.*

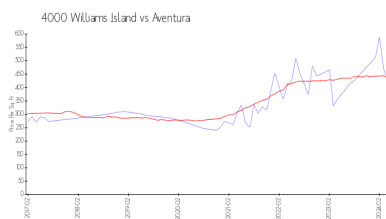
## Building Information

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

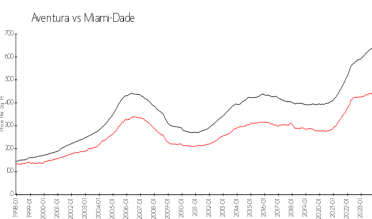
## Recent Sales

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.



Aventura: \$437/sq. ft.  
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

