

# Unit 2606 - 4000 Williams Island

2606 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

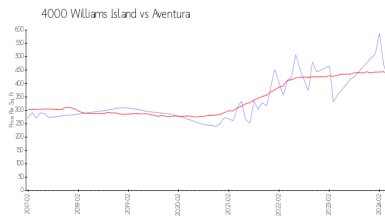
MLS Number:	F10435913
Status:	Active
Size:	2,120 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	0
Parking Spaces:	Guest Parking, Valet Parking
View:	
Rental Price:	\$12,500
List PPSF:	\$6
Valuated Price:	\$1,128,000
Valuated PPSF:	\$532

*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.*

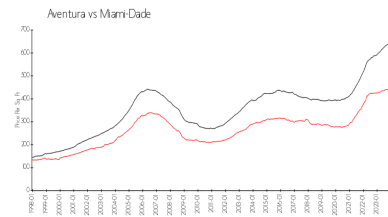
## Building Information

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

## 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

