

Unit 104 - Bella Mare

104 - 6000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11406467
Status:	Active
Size:	1,316 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$1,336,000
List PPSF:	\$1,015
Valuated Price:	\$1,079,000
Valuated PPSF:	\$820

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:	218
Number of active listings for rent:	6
Number of active listings for sale:	10
Building inventory for sale:	4%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	1

Building Association Information

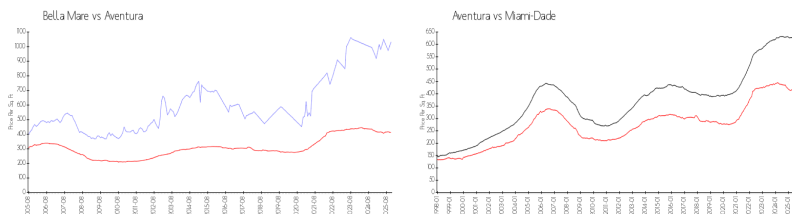
Williams Island 6000 Condo
Administration Office (305) 749-3262
Concierge (305) 749-3260

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	4,109 sq ft	Oct 2025	\$4,700,000	\$1,144
2304	2,180 sq ft	Sep 2025	\$2,325,000	\$1,067
1703	3,224 sq ft	Jul 2025	\$3,525,000	\$1,093
2104	2,030 sq ft	Jul 2025	\$1,660,000	\$818
1201	4,435 sq ft	Jun 2025	\$4,260,000	\$961
2102	2,840 sq ft	Jun 2025	\$2,700,000	\$951

Market Information



Bella Mare:	\$1032/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

Bella Mare	5%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Bella Mare
Aventura
Miami-Dade

138 days
98 days
77 days