

# Unit 1201 - 3000 Williams Island

1201 - 3000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11694841
Status:	Active
Size:	1,690 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$835,000
List PPSF:	\$494
Valuated Price:	\$748,000
Valuated PPSF:	\$443

*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:	10
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	1

## Building Association Information

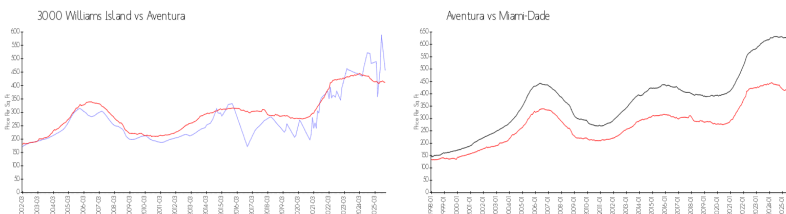
Williams Island Limited  
3000 Island Blvd, Aventura, FL 33160  
(305) 937-3019

<https://>

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1902	2,665 sq ft	Oct 2025	\$840,000	\$315
TH-5	2,718 sq ft	Aug 2025	\$1,725,000	\$635
706	2,154 sq ft	Aug 2025	\$750,000	\$348
1406	2,154 sq ft	Aug 2025	\$1,375,000	\$638
2004	1,607 sq ft	Jul 2025	\$521,500	\$325
2504	1,607 sq ft	Jul 2025	\$473,750	\$295

## Market Information



3000 Williams Island:	\$456/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

## Inventory for Sale

3000 Williams Island	5%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months



3000 Williams Island  
Aventura  
Miami-Dade

186 days  
98 days  
77 days