

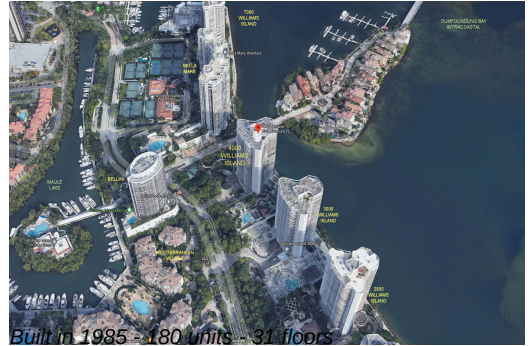
Unit W-STE-3 - 4000 Williams Island

W-STE-3 - 4000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11716622
Status:	Active
Size:	1,238 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Covered Parking,Valet Parking
View:	
List Price:	\$320,000
List PPSF:	\$258
Valuated Price:	\$495,000
Valuated PPSF:	\$400

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.



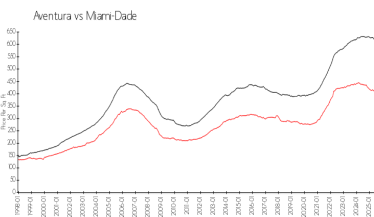
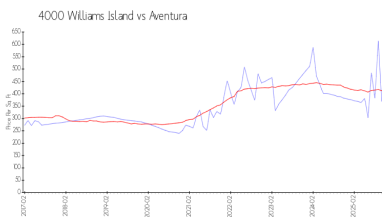
Building Information

Number of units:	180
Number of active listings for rent:	0
Number of active listings for sale:	7
Building inventory for sale:	3%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	3

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2607	2,120 sq ft	Oct 2025	\$927,000	\$437
2606	2,120 sq ft	Oct 2025	\$1,025,000	\$483
1906	2,120 sq ft	Sep 2025	\$1,100,000	\$519
2002	2,130 sq ft	Sep 2025	\$1,150,000	\$540
2503	1,508 sq ft	Aug 2025	\$499,000	\$331

Market Information



4000 Williams Island:	\$475/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

4000 Williams Island	4%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

4000 Williams Island	151 days
Aventura	98 days
Miami-Dade	77 days