

Unit 904 - 2600 Williams Island

904 - 2600 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11815815
Status:	Active
Size:	2,580 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Valet Parking
View:	
List Price:	\$2,000,000
List PPSF:	\$775
Valuated Price:	\$1,926,000
Valuated PPSF:	\$747

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:	172
Number of active listings for rent:	0
Number of active listings for sale:	4
Building inventory for sale:	2%
Number of sales over the last 12 months:	3
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

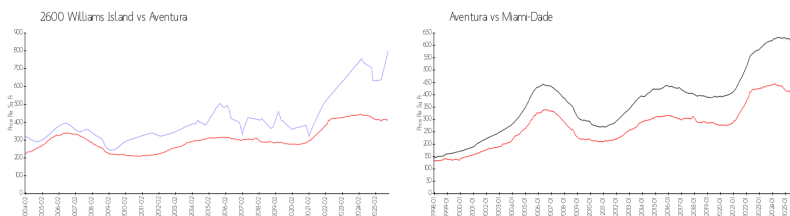
2600 Island Boulevard Condo Association
2600 Island Blvd, Aventura, FL 33160
(305) 937-2006

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
903	2,800 sq ft	Oct 2025	\$2,499,000	\$893
2306	4,740 sq ft	Jun 2025	\$3,100,000	\$654
1201	2,580 sq ft	Mar 2025	\$1,575,000	\$610

Market Information



2600 Williams Island:	\$798/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

2600 Williams Island	2%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

2600 Williams Island	84 days
Aventura	98 days

