

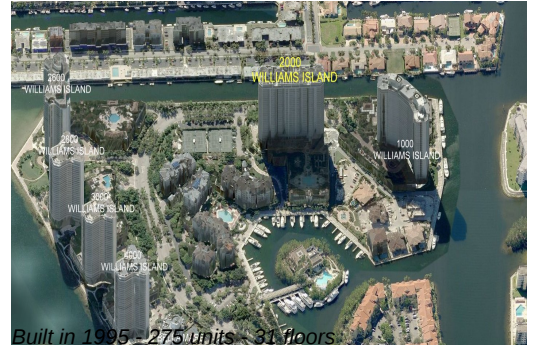
Unit 806 - 2000 Williams Island

806 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11904583
Status:	Active
Size:	4,050 Sq ft.
Bedrooms:	4
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Valet Parking
View:	
List Price:	\$1,750,000
List PPSF:	\$432
Valuated Price:	\$1,762,000
Valuated PPSF:	\$435

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:	275
Number of active listings for rent:	3
Number of active listings for sale:	21
Building inventory for sale:	7%
Number of sales over the last 12 months:	6
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

Building Association Information

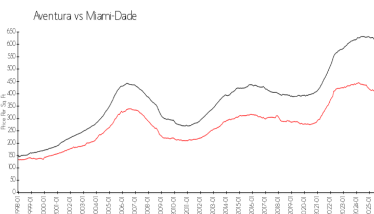
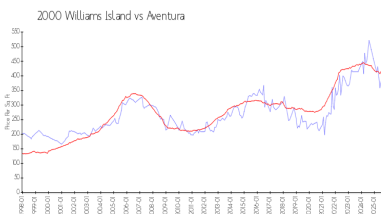
Williams Island 2000 Condo
Administration Office (305) 692-2000
Concierge (305) 692-2012

<https://>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,750 sq ft	Oct 2025	\$565,000	\$323
3004	2,560 sq ft	Jun 2025	\$980,000	\$383
608	1,560 sq ft	May 2025	\$675,000	\$433
2001	2,040 sq ft	Mar 2025	\$850,000	\$417
201	830 sq ft	Mar 2025	\$337,500	\$407

Market Information



2000 Williams Island: \$414/sq. ft.
Aventura: \$411/sq. ft.

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Miami-Dade: \$671/sq. ft.

Inventory for Sale

2000 Williams Island	8%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

2000 Williams Island	130 days
Aventura	98 days
Miami-Dade	77 days