

Unit 2806 - 1000 Williams Island

2806 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11443468
 Status: Active
 Size: 1,520 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$790,000
 List PPSF: \$520
 Valuated Price: \$706,000
 Valuated PPSF: \$464

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: 320
 Number of active listings for rent: 10
 Number of active listings for sale: 25
 Building inventory for sale: 7%
 Number of sales over the last 12 months: 14
 Number of sales over the last 6 months: 7
 Number of sales over the last 3 months: 1

Building Association Information

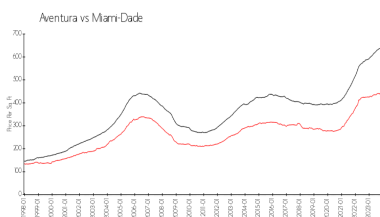
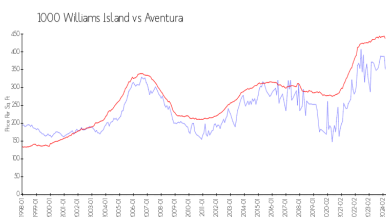
Williams Island 1000 Condo
 Administration Office (305) 936-8001
 Concierge (305) 936-9760

<http://www.1000islandblvd.com/index.html>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1403	1,840 sq ft	Mar 2024	\$680,000	\$370
1905	1,230 sq ft	Jan 2024	\$375,000	\$305
305	1,230 sq ft	Jan 2024	\$305,000	\$248
1212	1,350 sq ft	Dec 2023	\$530,000	\$393
306	960 sq ft	Dec 2023	\$380,000	\$396
2611	1,140 sq ft	Dec 2023	\$394,000	\$346
3005	1,230 sq ft	Dec 2023	\$385,000	\$313

Market Information



1000 Williams Island: \$352/sq. ft.
 Aventura: \$437/sq. ft.

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 Miami-Dade: \$694/sq. ft.

Inventory for Sale



1000 Williams Island	8%
Aventura	5%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

1000 Williams Island	97 days
Aventura	89 days
Miami-Dade	81 days