

Unit 2409 - 1000 Williams Island

2409 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11509962
Status:	Active
Size:	1,880 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	
List Price:	\$954,000
List PPSF:	\$507
Valuated Price:	\$789,000
Valuated PPSF:	\$409

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

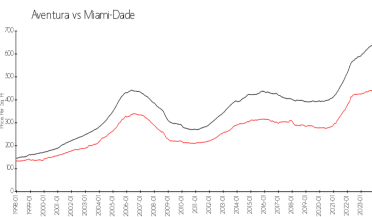
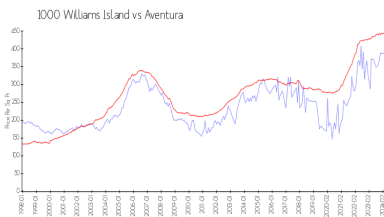
Williams Island 1000 Condo
 Administration Office (305) 936-8001
 Concierge (305) 936-9760

<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.

Aventura: \$437/sq. ft.
 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