

Unit 2107 - 1000 Williams Island

2107 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11548340
 Status: Active
 Size: 1,696 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$799,999
 List PPSF: \$472
 Valuated Price: \$548,000
 Valuated PPSF: \$361

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: 26
 Building inventory for sale: 8%
 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

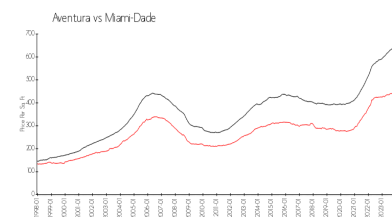
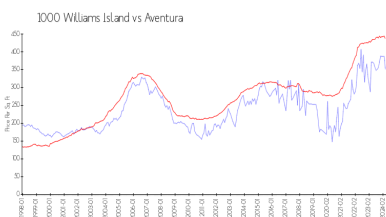
Williams Island 1000 Condo
 Administration Office (305) 936-8001
 Concierge (305) 936-9760

<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 |