

# Unit 2507 - 2000 Williams Island

2507 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11568928  
 Status: Active  
 Size: 2,000 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,799,000  
 List PPSF: \$900  
 Valuated Price: \$1,061,000  
 Valuated PPSF: \$531

*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: 7  
 Building inventory for sale: 2%  
 Number of sales over the last 12 months: 10  
 Number of sales over the last 6 months: 5  
 Number of sales over the last 3 months: 4

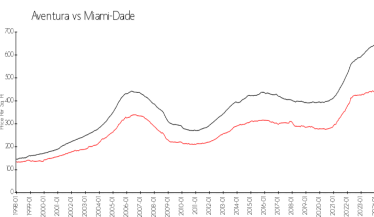
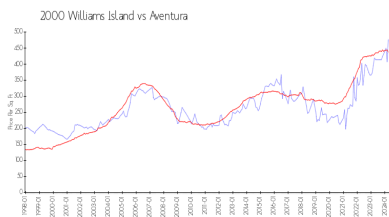
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1701	2,040 sq ft	May 2024	\$962,500	\$472
2201	4,050 sq ft	Apr 2024	\$1,650,000	\$407
1902	1,890 sq ft	Apr 2024	\$725,000	\$384
2902	2,000 sq ft	Mar 2024	\$860,000	\$430
2008	1,560 sq ft	Feb 2024	\$615,000	\$394

## Market Information



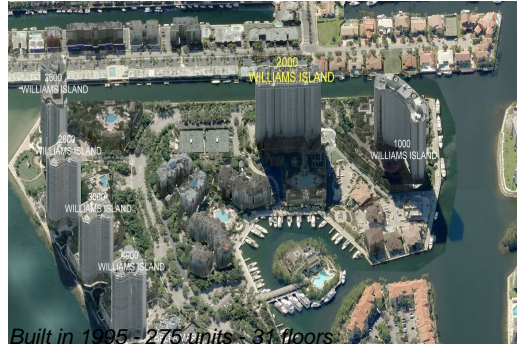
2000 Williams Island: \$477/sq. ft.  
 Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

2000 Williams Island 3%  
 Aventura 5%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months



2000 Williams Island  
Aventura  
Miami-Dade

85 days  
89 days  
81 days