

Unit 2409 - 1000 Williams Island

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

Unit Information

MLS Number:	A11509970
Status:	Active
Size:	1,880 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay,Canal,Lake
Rental Price:	\$8,500
List PPSF:	\$5
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

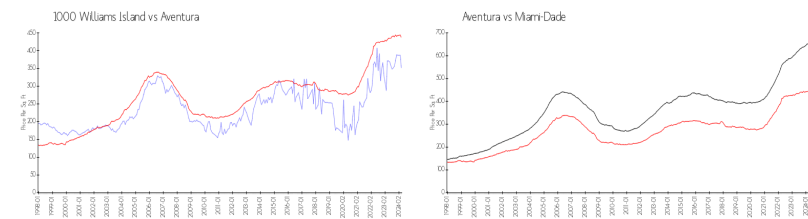
Number of units:	320
Number of active listings for rent:	10
Number of active listings for sale:	26
Building inventory for sale:	8%
Number of sales over the last 12 months:	14
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	1

Building Association Information

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

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

Market Information



1000 Williams Island:	\$352/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$695/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

