

Unit 2511 - 1000 Williams Island

2511 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11899837
Status:	Active
Size:	1,140 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	1 Space,Assigned Parking,Parking-Under Building
View:	
List Price:	\$425,000
List PPSF:	\$373
Valuated Price:	\$397,000
Valuated PPSF:	\$348

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:	21
Building inventory for sale:	6%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

Building Association Information

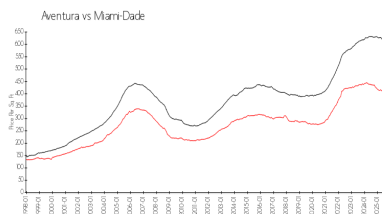
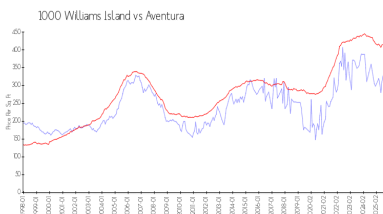
Williams Island 1000 Condo
Administration Office (305) 936-8001
Concierge (305) 936-9760

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2611	1,140 sq ft	Dec 2025	\$530,000	\$465
611	1,140 sq ft	Nov 2025	\$406,000	\$356
2407	1,520 sq ft	Oct 2025	\$645,000	\$424
1909	1,950 sq ft	Oct 2025	\$670,000	\$344
2804	1,950 sq ft	Jul 2025	\$635,000	\$326

Market Information

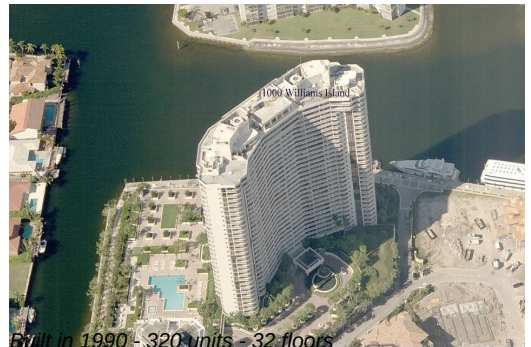


1000 Williams Island:	\$345/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$671/sq. ft.

Inventory for Sale

1000 Williams Island	7%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months



1000 Williams Island
Aventura
Miami-Dade

144 days
98 days
77 days