

# Unit 3005 - 1000 Williams Island

3005 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11344646  
 Status: Pending  
 Size: 1,230 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking  
 View:  
 Rental Price: \$4,100  
 List PPSF: \$3  
 Valuated Price: \$480,000  
 Valuated PPSF: \$390

*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

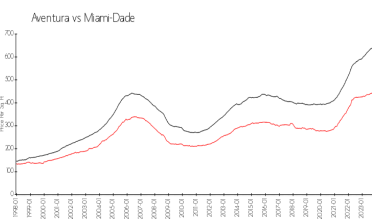
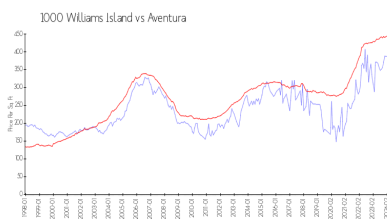
Number of units: 320  
 Number of active listings for rent: 10  
 Number of active listings for sale: 25  
 Building inventory for sale: 7%  
 Number of sales over the last 12 months: 17  
 Number of sales over the last 6 months: 9  
 Number of sales over the last 3 months: 2

## 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: \$387/sq. ft.  
 Aventura: \$444/sq. ft.  
 Aventura: \$444/sq. ft.  
 Miami-Dade: \$703/sq. ft.

## Inventory for Sale

1000 Williams Island 8%  
 Aventura 4%  
 Miami-Dade 3%

## Avg. Time to Close Over Last 12 Months

1000 Williams Island 91 days  
 Aventura 87 days  
 Miami-Dade 80 days

