

Unit 2809 - 2000 Williams Island

2809 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11394698
 Status: Active
 Size: 2,630 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms: 1
 Parking Spaces: Valet Parking
 View:
 List Price: \$1,999,900
 List PPSF: \$760
 Valuated Price: \$1,317,000
 Valuated PPSF: \$501

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: 5
 Building inventory for sale: 1%
 Number of sales over the last 12 months: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 4

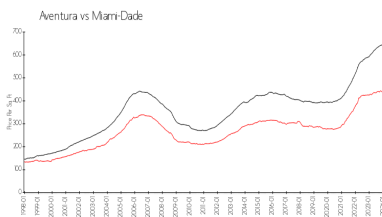
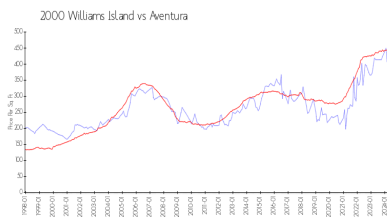
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 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 |
| 502 | 1,890 sq ft | Nov 2023 | \$560,000 | \$296 |

Market Information



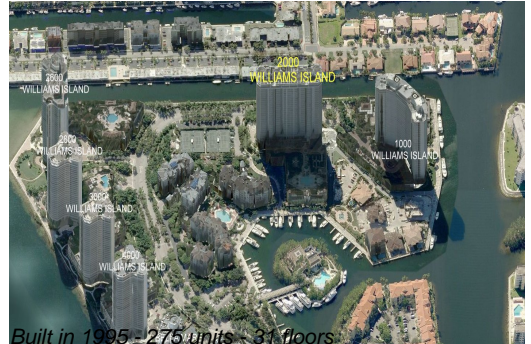
2000 Williams Island: \$477/sq. ft.
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

2000 Williams Island 2%
 Aventura 4%
 Miami-Dade 3%

Avg. Time to Close Over Last 12 Months



2000 Williams Island
Aventura
Miami-Dade

93 days
87 days
81 days