

# Unit 2503 - 1000 Williams Island

2503 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11531919  
 Status: Active  
 Size: 1,840 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,100,000  
 List PPSF: \$598  
 Valuated Price: \$686,000  
 Valuated PPSF: \$373

*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: 15  
 Number of sales over the last 6 months: 7  
 Number of sales over the last 3 months: 1

## Building Association Information

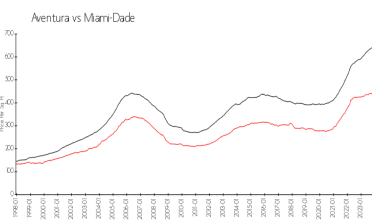
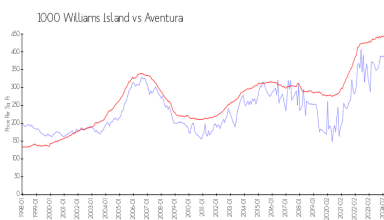
Williams Island 1000 Condo  
 Administration Office (305) 936-8001  
 Concierge (305) 936-9760

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1403	1,840 sq ft	Mar 2024	\$680,000	\$370
1905	1,230 sq ft	Jan 2024	\$375,000	\$305
305	1,230 sq ft	Jan 2024	\$305,000	\$248
1212	1,350 sq ft	Dec 2023	\$530,000	\$393
306	960 sq ft	Dec 2023	\$380,000	\$396
2611	1,140 sq ft	Dec 2023	\$394,000	\$346
3005	1,230 sq ft	Dec 2023	\$385,000	\$313

## Market Information



1000 Williams Island: \$350/sq. ft.  
 Aventura: \$438/sq. ft.

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 Miami-Dade: \$698/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	97 days
Aventura	87 days
Miami-Dade	81 days