

Unit 1109 - 2000 Williams Island

1109 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11562101
 Status: Active
 Size: 2,630 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Valet Parking
 View:
 List Price: \$1,499,000
 List PPSF: \$570
 Valuated Price: \$1,129,000
 Valuated PPSF: \$429

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: 10
 Building inventory for sale: 3%
 Number of sales over the last 12 months: 10
 Number of sales over the last 6 months: 6
 Number of sales over the last 3 months: 2

Building Association Information

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

Recent Sales

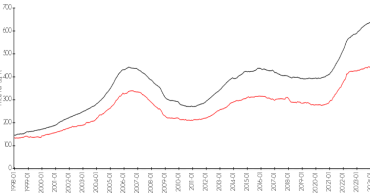
Unit #	Size	Closing Date	Sale Price	PPSF
1004	2,590 sq ft	Jun 2024	\$1,300,000	\$502
1701	2,040 sq ft	May 2024	\$962,500	\$472
2201	4,050 sq ft	Apr 2024	\$1,650,000	\$407
1902	1,890 sq ft	Apr 2024	\$725,000	\$384
2902	2,000 sq ft	Mar 2024	\$860,000	\$430

Market Information

2000 Williams Island vs Aventura



Aventura vs Miami-Dade

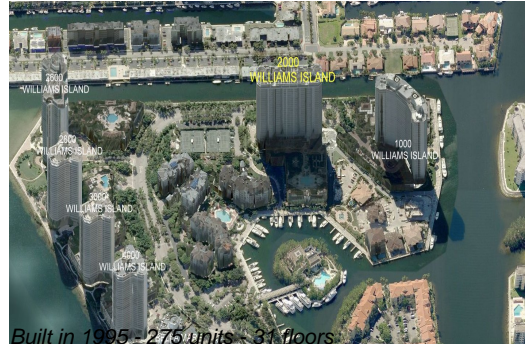


2000 Williams Island: \$486/sq. ft.
 Aventura: \$438/sq. ft.

Aventura: \$438/sq. ft.
 Miami-Dade: \$704/sq. ft.

Inventory for Sale

2000 Williams Island 4%
 Aventura 5%
 Miami-Dade 3%



Avg. Time to Close Over Last 12 Months

2000 Williams Island	87 days
Aventura	94 days
Miami-Dade	83 days