

Unit 2507 - 2000 Williams Island

2507 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11568928
Status:	Active
Size:	2,000 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$1,799,000
List PPSF:	\$900
Valuated Price:	\$1,061,000
Valuated PPSF:	\$531

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:	7
Building inventory for sale:	2%
Number of sales over the last 12 months:	10
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	4

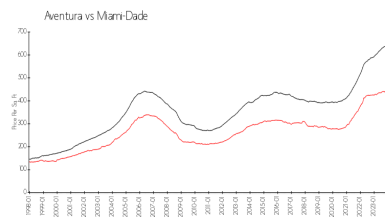
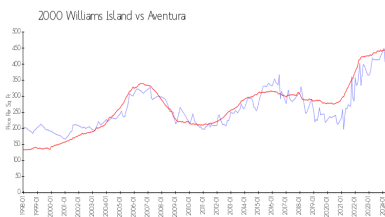
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
2008	1,560 sq ft	Feb 2024	\$615,000	\$394

Market Information



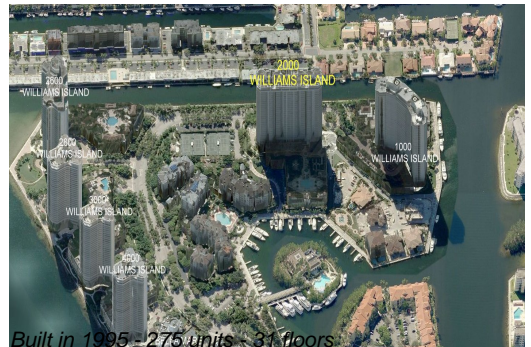
2000 Williams Island: \$477/sq. ft.
Aventura: \$437/sq. ft.

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Miami-Dade: \$694/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



2000 Williams Island	85 days
Aventura	89 days
Miami-Dade	81 days