

Unit 812 - 1000 Williams Island

812 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11596530
Status:	Active
Size:	1,350 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Covered Parking
View:	
List Price:	\$589,000
List PPSF:	\$436
Valuated Price:	\$397,000
Valuated PPSF:	\$294

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:	31
Building inventory for sale:	9%
Number of sales over the last 12 months:	13
Number of sales over the last 6 months:	4
Number of sales over the last 3 months:	2

Building Association Information

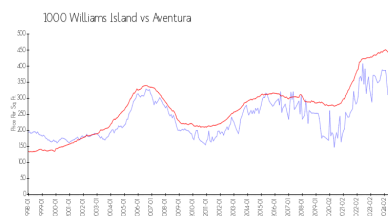
Williams Island 1000 Condo
Administration Office (305) 936-8001
Concierge (305) 936-9760

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

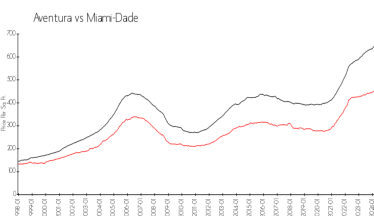
Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2711	1,140 sq ft	Sep 2024	\$390,000	\$342
2607	1,696 sq ft	Sep 2024	\$530,000	\$313
2111	1,140 sq ft	May 2024	\$345,000	\$303
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

Market Information



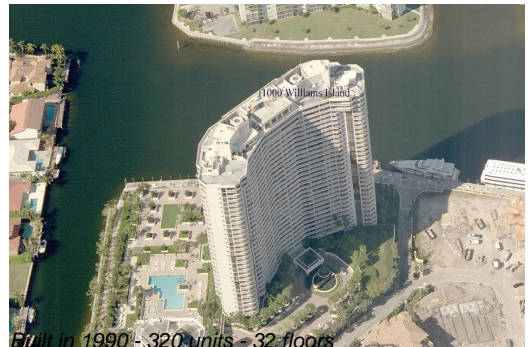
1000 Williams Island: \$344/sq. ft.
Aventura: \$438/sq. ft.



Aventura: \$438/sq. ft.
Miami-Dade: \$696/sq. ft.

Inventory for Sale

1000 Williams Island	10%
Aventura	6%
Miami-Dade	4%



Avg. Time to Close Over Last 12 Months

1000 Williams Island	110 days
Aventura	99 days
Miami-Dade	85 days