

# Unit 306 - 2000 Williams Island

306 - 2000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11605368
Status:	Active
Size:	1,910 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces, Valet Parking
View:	
List Price:	\$989,000
List PPSF:	\$518
Valuated Price:	\$923,000
Valuated PPSF:	\$483



*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:	5
Number of sales over the last 3 months:	2

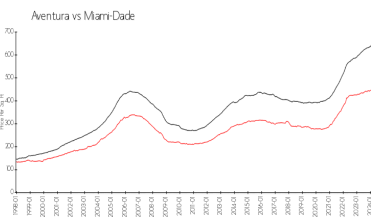
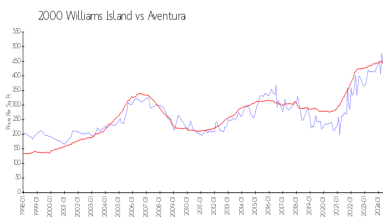
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
306	1,910 sq ft	Aug 2024	\$922,500	\$483
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

## Market Information



2000 Williams Island: \$521/sq. ft.  
 Aventura: \$437/sq. ft.

Aventura: \$437/sq. ft.  
 Miami-Dade: \$696/sq. ft.

## Inventory for Sale

2000 Williams Island	4%
Aventura	6%
Miami-Dade	4%

## Avg. Time to Close Over Last 12 Months

2000 Williams Island  
Aventura  
Miami-Dade

76 days  
98 days  
84 days