

Unit 2804 - 1000 Williams Island

2804 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11646903
 Status: Active
 Size: 1,950 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 2
 Half Bathrooms: 1
 Parking Spaces: 1 Space
 View:
 List Price: \$795,000
 List PPSF: \$408
 Valuated Price: \$733,000
 Valuated PPSF: \$376

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: 33
 Building inventory for sale: 10%
 Number of sales over the last 12 months: 11
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 3

Building Association Information

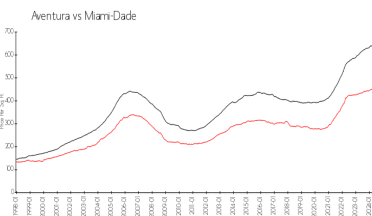
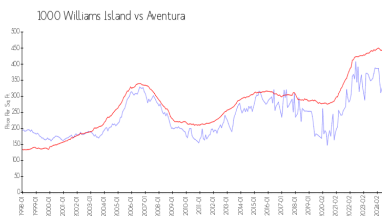
Williams Island 1000 Condo
 Administration Office (305) 936-8001
 Concierge (305) 936-9760

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
407	1,696 sq ft	Sep 2024	\$558,500	\$329
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

Market Information



1000 Williams Island: \$360/sq. ft.
 Aventura: \$434/sq. ft.

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 Miami-Dade: \$694/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
Aventura
Miami-Dade

109 days
101 days
86 days