

# 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:	32
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

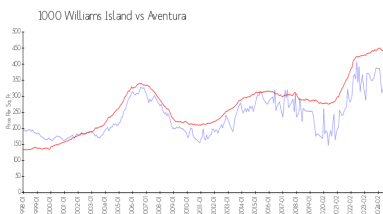
Williams Island 1000 Condo  
Administration Office (305) 936-8001  
Concierge (305) 936-9760

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

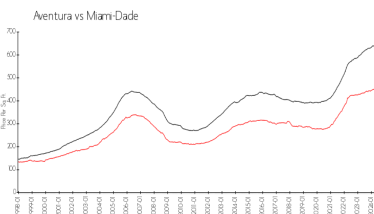
## Recent Sales

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.



Aventura: \$434/sq. ft.  
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  
102 days  
86 days