

# Unit 1004 - 1000 Williams Island

1004 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11676511  
 Status: Active  
 Size: 1,930 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 2  
 Half Bathrooms: 1  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$1,195,000  
 List PPSF: \$619  
 Valuated Price: \$606,000  
 Valuated PPSF: \$314

*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

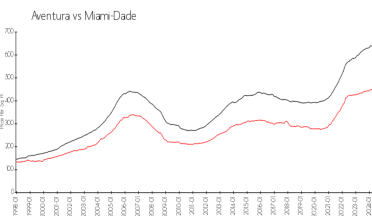
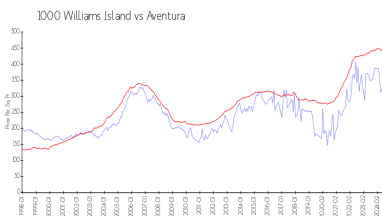
Williams Island 1000 Condo  
 Administration Office (305) 936-8001  
 Concierge (305) 936-9760

<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