

# Unit 2305 - 1000 Williams Island

2305 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11699465
Status:	Active
Size:	1,230 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	2 Spaces,Assigned Parking,Valet Parking
View:	Intracoastal View,Lagoon
Rental Price:	\$5,200
List PPSF:	\$4
Valuated Price:	\$399,000
Valuated PPSF:	\$324

*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

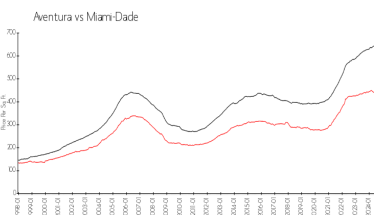
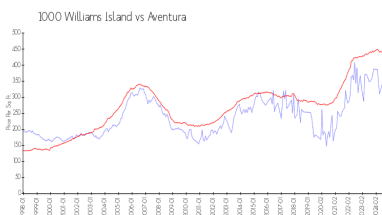
Number of units:	320
Number of active listings for rent:	10
Number of active listings for sale:	31
Building inventory for sale:	9%
Number of sales over the last 12 months:	9
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

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

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

## Market Information



1000 Williams Island: \$345/sq. ft.  
Aventura: \$433/sq. ft.

Aventura: \$433/sq. ft.  
Miami-Dade: \$693/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	116 days
Aventura	105 days
Miami-Dade	88 days

