

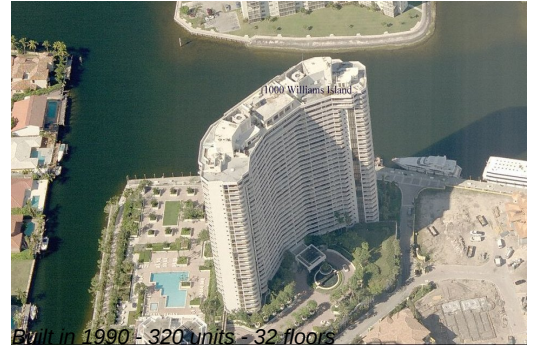
Unit 302 - 1000 Williams Island

302 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11898957
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Parking Spaces:	Assigned Parking,Covered Parking,Valet Parking
View:	
List Price:	\$555,000
List PPSF:	\$302
Valuated Price:	\$456,000
Valuated PPSF:	\$265

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:	19
Building inventory for sale:	5%
Number of sales over the last 12 months:	16
Number of sales over the last 6 months:	7
Number of sales over the last 3 months:	5

Building Association Information

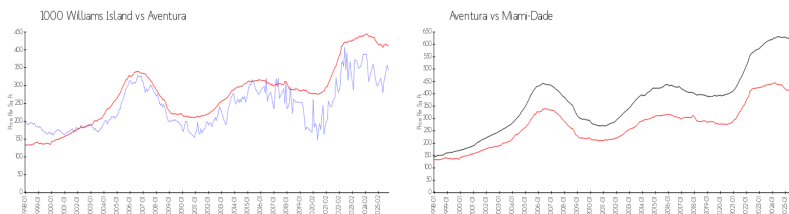
Williams Island 1000 Condo
Administration Office (305) 936-8001
Concierge (305) 936-9760

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
2107	1,696 sq ft	Dec 2025	\$645,000	\$380
2611	1,140 sq ft	Dec 2025	\$530,000	\$465
611	1,140 sq ft	Nov 2025	\$406,000	\$356
2407	1,520 sq ft	Oct 2025	\$645,000	\$424
1909	1,950 sq ft	Oct 2025	\$670,000	\$344

Market Information



1000 Williams Island:	\$344/sq. ft.	Aventura:	\$411/sq. ft.
Aventura:	\$411/sq. ft.	Miami-Dade:	\$668/sq. ft.

Inventory for Sale

1000 Williams Island	6%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

1000 Williams Island
Aventura
Miami-Dade

142 days
98 days
77 days