

Unit 2703 - 1000 Williams Island

2703 - 1000 Island Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	RX-11010549
Status:	Active
Size:	1,840 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	0
Parking Spaces:	Assigned,Covered
View:	Intracoastal,Ocean,Other,Pool
List Price:	\$684,000
List PPSF:	\$372
Valuated Price:	\$720,000
Valuated PPSF:	\$391

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

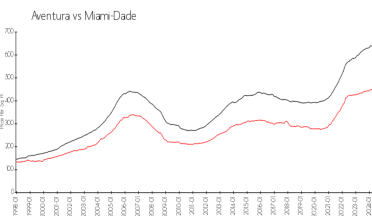
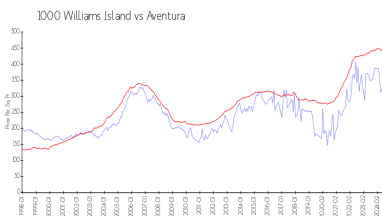
Williams Island 1000 Condo
 Administration Office (305) 936-8001
 Concierge (305) 936-9760

<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