

Market Report

September, 2019



1000 Williams

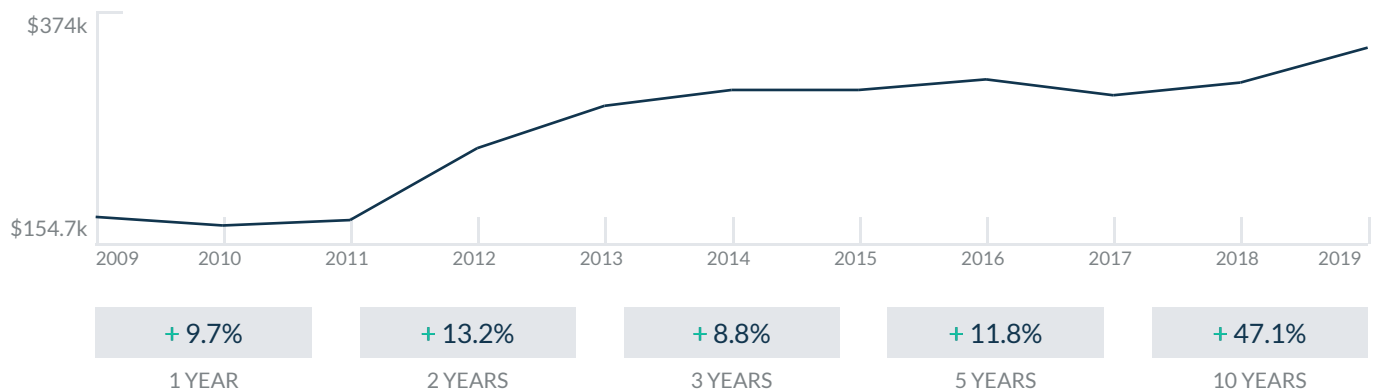
1000 Island BLVD
Aventura, FL 33160

Every month we compile this comprehensive market report focus on 1000 Williams in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website 1000williamsislandcondosforsale.com.

Property Stats

POSTAL CODE 33160

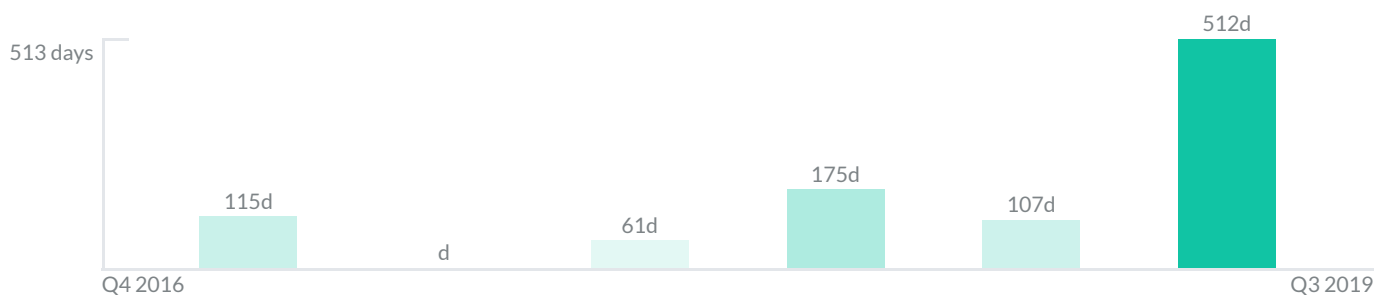
The property stats graph represents the median price evolution since ten years in your postal code area.



Similar Properties

DAYS ON THE MARKET

Everyday 3 months we monitor how many days it takes for similar properties to be sold. This is also a good indicator to know when to buy or sale!



Mortgage Rates

PER YEAR

Understanding mortgage economics is important when you want to buy with a loan. Below is the historical yearly average mortgage rates in the Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of Excellence Schod	John F. Kennedy Middle School	North Miami Beach Senior High School
10/10	6/10	4/10

Insights

IN 1000 WILLIAMS







Below the average listing prices of available unit per property type.



Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 1000 Williams

 <p>\$2,500</p> <p>UNIT 608</p> <p>RENTED JUN 2019</p> <p>2 Bathrooms, 2 Bedrooms</p>	 <p>\$3,000</p> <p>UNIT 2412</p> <p>RENTED FEB 2019</p> <p>2 Bathrooms, 2 Bedrooms</p>	 <p>\$339,000</p> <p>UNIT 809</p> <p>SOLD MAR 2018</p> <p>2 Bathrooms, 3 Bedrooms</p>
 <p>\$339,000</p> <p>UNIT 409</p> <p>SOLD JAN 2018</p> <p>2 Bathrooms, 3 Bedrooms</p>	 <p>\$3,650</p> <p>UNIT 503</p> <p>RENTED FEB 2019</p> <p>3 Bathrooms, 3 Bedrooms</p>	 <p>\$299,000</p> <p>UNIT 506</p> <p>SOLD MAR 2019</p> <p>2 Bathrooms, 3 Bedrooms</p>

Sold

LAST 20 PROPERTIES SOLD IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
809	\$339,000	3/2	\$173.8	1,950	Jul 2019	469
409	\$339,000	3/2	\$180.3	1,880	Jul 2019	554
506	\$299,000	3/2	\$176.3	1,696	Jun 2019	90
1808	\$279,000	2/2	\$226.8	1,230	Apr 2019	123
1604	\$495,000	3/2	\$253.8	1,950	Mar 2019	175
1810	\$270,000	2/2	\$207.7	1,300	Nov 2018	61
506	\$315,000	3/2	\$185.7	1,696	Jul 2018	N/A
1907	\$499,900	3/2	\$328.9	1,520	Oct 2016	115
306	\$349,000	1/1	\$363.5	960	Nov 2015	55
2504	\$620,000	3/2	\$317.9	1,950	Sep 2015	181
201	\$306,800	2/2	\$174.3	1,760	Aug 2015	69
2811	\$425,000	2/2	\$372.8	1,140	Aug 2015	63
812	\$450,000	2/2	\$333.3	1,350	Jul 2015	125
1212	\$415,000	2/2	\$307.4	1,350	Apr 2015	238
2406	\$700,000	3/2	\$412.7	1,696	Feb 2015	31
810	\$339,000	2/2	\$260.8	1,300	Dec 2014	96
912	\$445,000	2/2	\$329.6	1,350	Oct 2014	245
1702	\$695,000	3/2	\$338.2	2,055	Sep 2014	41
608	\$275,000	2/2	N/A	N/A	Jul 2014	40
2803	\$549,500	3/3	\$298.6	1,840	Jul 2014	84

Rented

LAST 20 PROPERTIES RENTED IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
608	\$2,500	2/2	\$2.0	1,230	Aug 2019	8
2412	\$3,000	2/2	\$2.2	1,350	Aug 2019	174
503	\$3,650	3/3	\$2.0	1,840	Jul 2019	111
1104	\$4,200	3/2	\$2.2	1,880	Jun 2019	53
313	\$2,500	2/2	\$2.0	1,260	May 2019	13
2308	\$2,350	1/2	\$1.9	1,230	May 2019	43
2304	\$3,750	3/2	\$2.0	1,880	May 2019	62
2109	\$3,899	3/2	\$2.0	1,950	Apr 2019	154
3104	\$4,500	3/2	\$2.4	1,880	Apr 2019	98
2112	\$3,000	2/2	\$2.2	1,350	Mar 2019	123
2410	\$2,800	2/2	\$2.2	1,300	Mar 2019	146
2805	\$3,100	2/2	\$2.5	1,230	Dec 2018	66
1911	\$3,450	2/2	\$3.0	1,140	Jun 2017	1
912	\$3,800	2/2	\$2.8	1,350	Oct 2014	141
2707	\$4,500	3/2	\$3.0	1,520	Sep 2014	101
504	\$3,800	3/2	\$2.0	1,880	Aug 2014	33
711	\$2,900	2/2	\$2.5	1,140	Jun 2014	16
2306	\$2,900	3/2	\$1.9	1,520	Sep 2013	50
2612	\$2,450	2/2	\$1.8	1,350	Feb 2013	93
811	\$2,200	2/2	\$1.9	1,140	Feb 2013	321

Currently Listed

ACTIVE LISTINGS 1/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
201	\$499,000	2/2	\$283.5	1760	Jun 2019	N/A
307	\$190,000	1/1	\$197.9	960	Jun 2019	N/A
307	\$2,200/mth	1/1	\$2.3	960	Jun 2019	N/A
311	\$259,000	2/2	\$227.2	1140	Apr 2018	RANDOLPHO...
312	\$239,000	2/2	\$177.0	1350	Jul 2019	N/A
313	\$370,000	2/2	\$293.7	1260	Mar 2019	N/A
402	\$379,000	3/2	\$199.5	1900	Dec 2018	N/A
504	\$470,000	3/2	\$250.0	1880	Oct 2018	N/A
611	\$219,000	2/2	\$192.1	1140	Oct 2018	N/A
712	\$265,000	2/2	\$196.3	1350	Apr 2019	N/A
802	\$480,000	3/2	\$252.6	1900	May 2018	N/A
806	\$459,000	3/2	\$302.0	1520	Jun 2019	N/A
811	\$2,500/mth	2/2	\$2.2	1140	Aug 2019	N/A
812	\$499,000	2/2	\$369.6	1350	Jan 2019	N/A
908	\$274,999	2/2	\$223.6	1230	Mar 2015	JONATHAN D...
1107	\$450,000	3/2	\$296.1	1520	Jan 2018	N/A
1108	\$325,000	2/2	\$264.2	1230	Feb 2017	JESUS CARRE...
1204	\$4,000/mth	3/2	\$2.1	1950	Jun 2019	N/A
1211	\$3,250/mth	2/2	\$2.9	1140	Apr 2019	N/A
1211	\$359,000	2/2	\$314.9	1140	Apr 2019	N/A

Currently Listed

ACTIVE LISTINGS 2/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1402	\$450,000	3/2	\$236.8	1900	May 2019	N/A
1404	\$519,000	3/2	\$266.2	1950	Feb 2019	N/A
1502	\$679,000	3/3	\$357.4	1900	Jul 2019	N/A
1504	\$599,000	3/2	\$307.2	1950	Jan 2019	N/A
1504	\$5,000/mth	3/2	\$2.6	1950	Jun 2019	N/A
1522	\$2,995,000	4/5	\$465.8	6430	Jul 2019	N/A
1602	\$499,000	2/2	\$262.6	1900	Feb 2019	N/A
1603	\$399,000	3/3	\$216.8	1840	Nov 2018	N/A
1603	\$3,600/mth	3/3	\$2.0	1840	Feb 2019	N/A
1605	\$345,000	1/2	\$280.5	1230	Jul 2019	N/A
1606	\$450,000	3/2	\$265.3	1696	Aug 2019	N/A
1803	\$411,800	3/3	\$223.8	1840	Aug 2019	N/A
1911	\$300,000	2/2	\$263.2	1140	Jul 2019	N/A
2003	\$410,000	3/3	\$222.8	1840	Aug 2019	N/A
2107	\$459,000	3/2	\$270.6	1696	Nov 2018	N/A
2108	\$327,900	2/2	\$266.6	1230	Aug 2019	N/A
2109	\$499,000	3/2	\$255.9	1950	May 2018	MAUREEN &...
2204	\$5,000/mth	3/2	\$2.6	1950	Jan 2019	N/A
2204	\$550,000	3/2	\$282.1	1950	Aug 2019	N/A
2306	\$599,000	3/2	\$353.2	1696	Jul 2019	N/A

Currently Listed

ACTIVE LISTINGS 3/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2309	\$639,000	3/2	\$339.9	1880	Sep 2018	N/A
2309	\$4,100/mth	3/2	\$2.2	1880	Aug 2019	N/A
2410	\$375,000	2/2	\$288.5	1300	Oct 2018	N/A
2503	\$499,000	3/3	\$271.2	1840	Oct 2018	N/A
2507	\$359,000	3/2	\$211.7	1696	Nov 2017	SILVIA MONI...
2512	\$399,000	2/2	\$295.6	1350	Aug 2019	N/A
2705	\$299,500	2/2	\$243.5	1230	Jan 2019	N/A
2707	\$4,600/mth	3/2	\$3.0	1520	May 2019	N/A
2710	\$3,900/mth	2/2	\$3.0	1300	Aug 2019	N/A
2710	\$375,000	2/2	\$288.5	1300	Aug 2019	N/A
2712	\$299,999	2/2	\$222.2	1350	Mar 2018	DAVID LIBER...
2712	\$4,000/mth	2/2	\$3.0	1350	May 2019	N/A
2804	\$4,500/mth	3/2	\$2.3	1950	Aug 2018	GUADALUPE...
2804	\$699,000	3/2	\$358.5	1950	Jan 2019	N/A
2808	\$262,000	1/2	\$213.0	1230	Mar 2019	N/A
2903	\$475,000	3/3	\$258.2	1840	Dec 2018	N/A
2905...	\$330,000	2/2	\$268.3	1230	May 2019	N/A
2908	\$274,900	2/2	\$223.5	1230	Mar 2019	N/A
3006	\$429,000	3/2	N/A	N/A	May 2019	N/A
3008	\$425,000	2/2	\$345.5	1230	Jun 2017	MARIA C DE O...

Currently Listed

ACTIVE LISTINGS 4/4

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3010	\$279,000	2/2	\$214.6	1300	May 2019	N/A
3010	\$2,700/mth	2/2	\$2.1	1300	May 2019	N/A
3110	\$469,000	3/2	\$254.9	1840	Feb 2019	N/A
3110	\$4,500/mth	2/2	\$2.4	1840	May 2019	N/A