

# Market Report

February, 2021



## 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](http://1000williamsislandcondosforsale.com).

## Property Stats

POSTAL CODE 33160

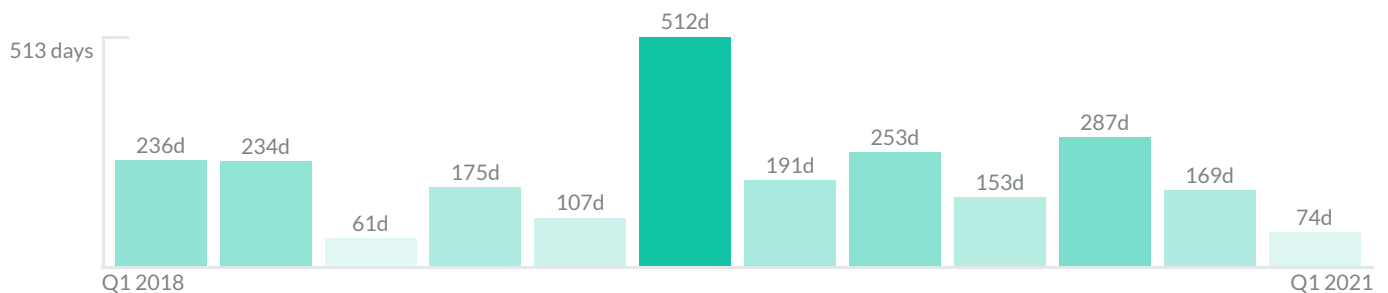
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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©

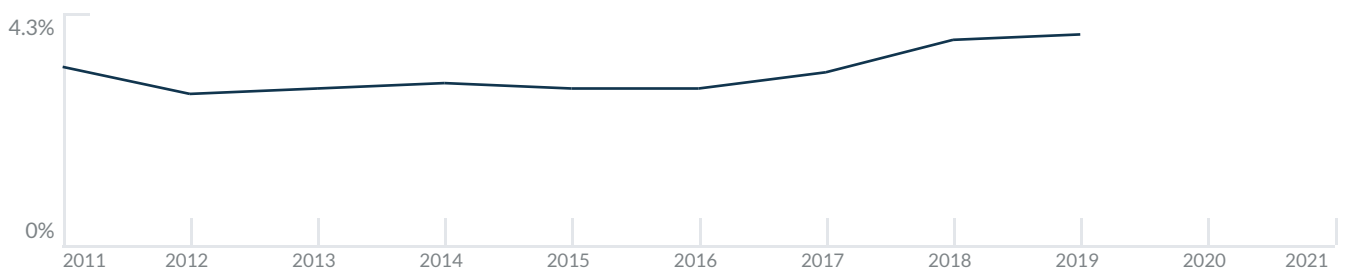
30 YEARS FIXED 4.4%



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

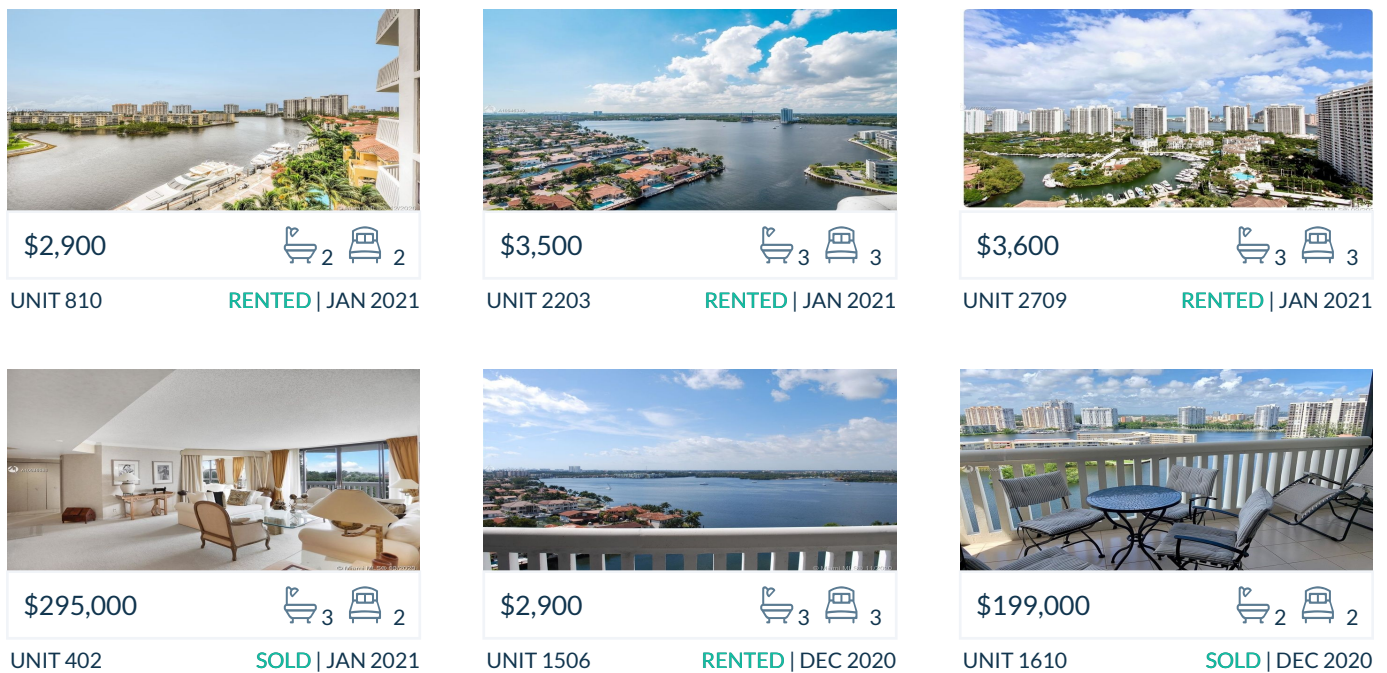
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

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



## Sold

LAST 20 PROPERTIES SOLD IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
402	\$295,000	2/3	\$155.3	1,900	Jan 2021	74
1610	\$199,000	2/2	\$153.1	1,300	Dec 2020	171
1608	\$250,000	2/2	\$203.3	1,230	Nov 2020	296
508	\$179,000	2/2	\$145.5	1,230	Nov 2020	358
2504	\$599,000	3/3	\$307.2	1,950	Nov 2020	4
PH2	\$750,000	3/2	N/A	N/A	Nov 2020	7
2708	\$165,000	2/2	\$134.1	1,230	Oct 2020	14
1502	\$599,000	3/3	\$315.3	1,900	Oct 2020	336
313	\$230,000	2/2	\$182.5	1,260	Sep 2020	520
2903	\$335,000	3/3	\$182.1	1,840	Sep 2020	246
2003	\$339,000	3/3	\$184.2	1,840	Aug 2020	275
2905...	\$330,000	2/2	\$268.3	1,230	Aug 2020	433
712	\$195,000	2/2	\$144.4	1,350	Jul 2020	254
2507	\$350,000	3/3	\$230.3	1,520	Jul 2020	12
607	\$250,000	3/3	\$164.5	1,520	Jul 2020	267
1803	\$285,200	3/3	\$155.0	1,840	Jun 2020	269
2703	\$379,000	3/3	\$206.0	1,840	Jun 2020	97
2603	\$309,900	3/3	\$168.4	1,840	May 2020	52
2309	\$520,000	3/3	\$276.6	1,880	May 2020	72
3110	\$439,000	3/3	\$238.6	1,840	Apr 2020	383

## Rented

LAST 20 PROPERTIES RENTED IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
810	\$2,900	2/2	\$2.2	1,300	Jan 2021	23
2203	\$3,500	3/3	\$1.9	1,840	Jan 2021	83
2709	\$3,600	3/3	\$1.9	1,930	Jan 2021	114
1506	\$2,900	3/3	\$1.9	1,520	Dec 2020	42
711	\$2,800	2/2	\$2.5	1,140	Dec 2020	77
1912	\$2,850	2/2	\$2.1	1,350	Nov 2020	27
2411	\$3,600	2/2	\$3.2	1,140	Nov 2020	75
1404	\$3,500	3/3	\$1.8	1,950	Oct 2020	61
2707	\$3,600	3/3	\$2.4	1,520	Oct 2020	160
2407	\$3,400	3/3	\$2.2	1,520	Oct 2020	49
3008	\$3,000	2/2	\$2.4	1,230	Aug 2020	27
2211	\$3,000	2/2	\$2.6	1,140	Aug 2020	27
308	\$2,750	2/2	\$2.2	1,230	Aug 2020	50
2112	\$3,000	2/2	\$2.2	1,350	Jul 2020	105
809	\$3,800	3/3	\$1.9	1,950	Jul 2020	37
1011	\$2,110	2/2	N/A	N/A	Jun 2020	37
1705	\$2,350	1/2	\$1.9	1,230	Feb 2020	35
2408	\$2,750	2/2	\$2.2	1,230	Feb 2020	101
2204	\$4,500	3/3	\$2.3	1,950	Jan 2020	324
3110	\$4,500	2/3	\$2.4	1,840	Dec 2019	200

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
307	\$159,000	1/2	\$165.6	960	Jan 2021	MARYNELA M...
307	\$2,200/mth	1/2	\$2.3	960	Nov 2020	MARYNELA M...
308	\$269,000	2/2	\$218.7	1230	Nov 2020	N/A
311	\$219,000	2/2	\$192.1	1140	Nov 2020	RANDOLPHO...
406	\$310,000	3/3	\$203.9	1520	Jan 2021	OSMAR CAM...
406	\$3,000/mth	3/3	\$2.0	1520	Jan 2021	OSMAR CAM...
611	\$250,000	2/2	\$219.3	1140	Jan 2021	ALVARO N PA...
705	\$2,600/mth	2/2	\$2.1	1230	Dec 2020	JONATHAN D...
710	\$260,000	2/2	\$200.0	1300	Jan 2021	JOHN YONG...
802	\$480,000	3/3	\$252.6	1900	Nov 2020	N/A
809	\$444,000	3/3	\$227.7	1950	Jan 2021	ELAINE J LUX...
812	\$499,000	2/2	\$369.6	1350	Jan 2021	LUISA DE LEO...
908	\$274,999	2/2	\$223.6	1230	Nov 2020	JONATHAN D...
912	\$350,000	2/2	\$259.3	1350	Jan 2021	STEPHEN KES...
912	\$3,500/mth	2/2	\$2.6	1350	Jan 2021	STEPHEN KES...
1005	\$270,000	2/2	\$219.5	1230	Jan 2021	N/A
1010	\$2,700/mth	2/2	\$2.1	1300	Nov 2020	N/A
1108	\$325,000	2/2	\$264.2	1230	Dec 2020	JESUS CARRE...
1206	\$325,000	3/3	\$213.8	1520	Jan 2021	SIDNEY SCHN...
1210	\$320,000	2/2	\$246.2	1300	Jan 2021	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1404	\$499,000	3/3	\$255.9	1950	Nov 2020	N/A
1412	\$323,500	2/2	\$239.6	1350	Nov 2020	CLAUDE BET...
1510	\$2,900/mth	2/2	\$2.2	1300	Jan 2021	N/A
1606	\$450,000	3/3	\$265.3	1696	Nov 2020	DAVID BITTO...
1612	\$380,000	2/2	\$281.5	1350	Nov 2020	N/A
1908	\$278,000	1/2	\$226.0	1230	Jan 2021	AMARRACO S...
2002	\$3,475/mth	3/3	\$1.8	1900	Jan 2021	RAPHAEL SHA...
2011	\$215,000	2/2	\$188.6	1140	Jan 2021	JONATHAN D...
2107	\$459,000	3/3	\$270.6	1696	Nov 2020	JULES BERRE...
2108	\$294,900	2/2	\$239.8	1230	Dec 2020	DANIEL B PET...
2109	\$479,000	3/3	\$245.6	1950	Jan 2021	MAUREEN &...
2212	\$480,000	2/2	\$355.6	1350	Nov 2020	N/A
2404	\$435,000	3/3	\$231.4	1880	Dec 2020	DOV KAGAN
2505	\$2,595/mth	2/2	\$2.1	1230	Jan 2021	SHAYA FAMIL...
2506...	\$460,000	3/3	\$302.6	1520	Dec 2020	ALEXANDER...
2508	\$279,000	2/2	\$226.8	1230	Nov 2020	OSCAR JACO...
2512	\$299,000	2/2	\$221.5	1350	Jan 2021	N/A
2605	\$219,000	1/2	N/A	N/A	Nov 2020	N/A
2709	\$499,000	3/3	\$258.5	1930	Nov 2020	CLAUDINE AS...
2712	\$275,000	2/2	\$203.7	1350	Jan 2021	DAVID LIBER...

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2804	\$5,000/mth	3/3	\$2.6	1950	Dec 2020	GUADALUPE...
2907	\$399,000	3/3	\$262.5	1520	Jan 2021	ARI GOLAN
3009	\$485,000	3/3	\$258.0	1880	Jan 2021	RALPH R SMIT...
3010	\$239,000	2/2	\$183.8	1300	Jan 2021	N/A