

# Market Report

October, 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 datas 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](https://www.1000williamsislandcondosforsale.com).

## Property Stats

POSTAL CODE 33160

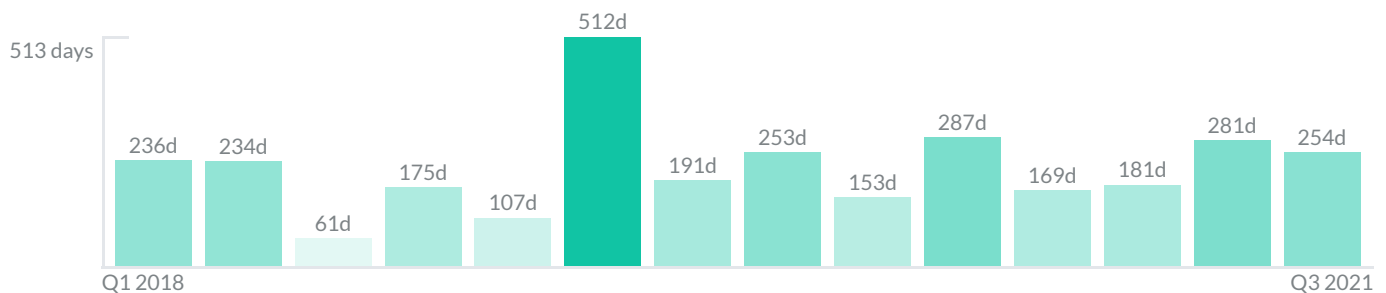
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

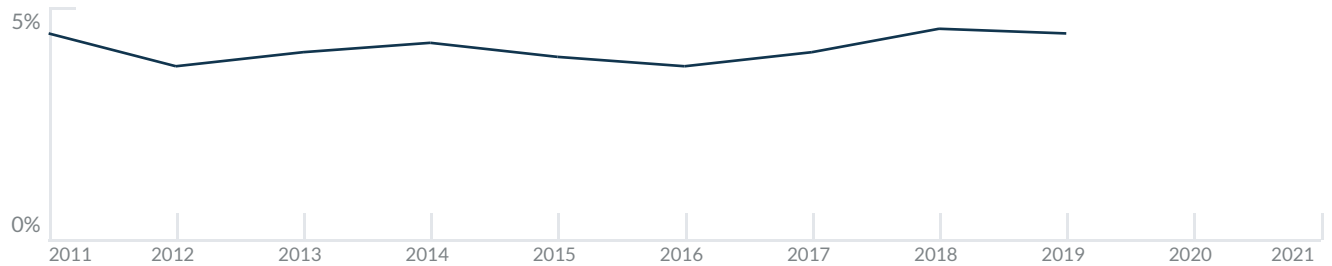


# Mortgage Rates

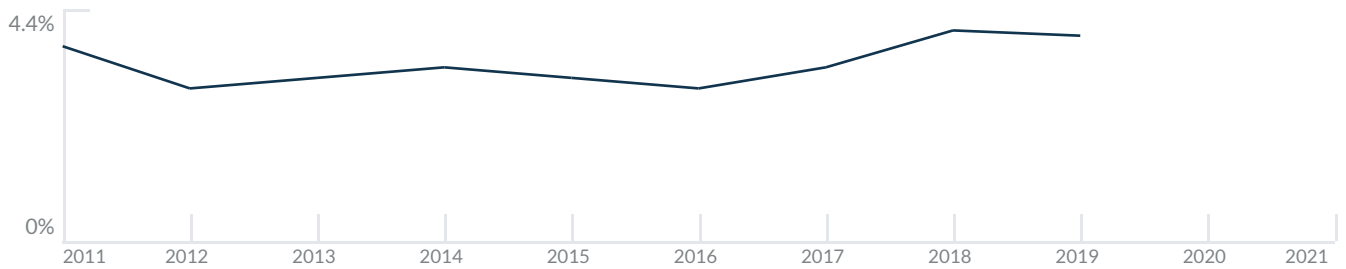
PER YEAR

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©

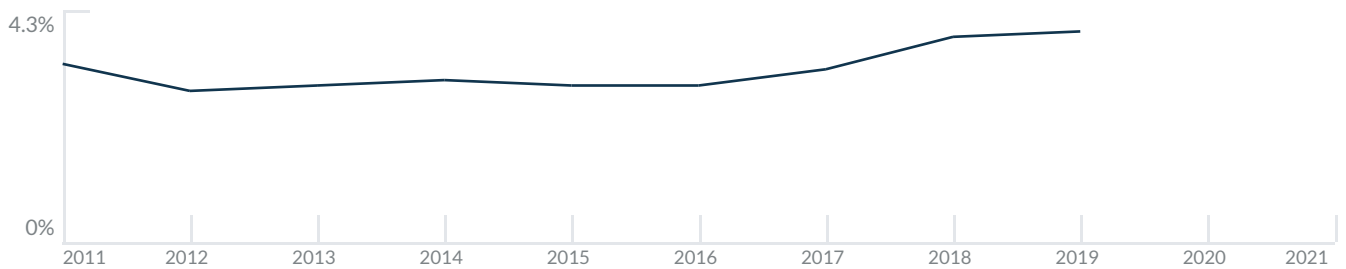
30 YEARS FIXED 4.4%



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.

2 BEDS  
**\$368,000**  
 AVERAGE PRICE  
 5 FOR SALE  
 2 FOR RENT

3 BED  
**\$524,000**  
 AVERAGE PRICE  
 8 FOR SALE  
 0 FOR RENT

**-1.7% to 8%**  
 CAP RATE  
 Yearly net income when rent

**5.8%**  
 NEGOTIABILITY  
 What you can negotiate

**13**  
 AVAILABLE

**0**  
 SOLD

Sale within the last month

# Activity

SOLD OR RENTED

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



\$450,000



UNIT 2304

**SOLD** | SEP 2021

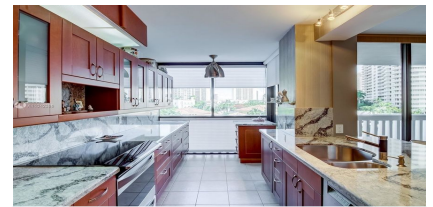


\$4,250



UNIT 2512

**RENTED** | SEP 2021



\$255,000



UNIT 608

**SOLD** | AUG 2021



\$3,500



UNIT 1612

**RENTED** | AUG 2021



\$469,900



UNIT 202

**SOLD** | AUG 2021



\$239,000



UNIT 3010

**SOLD** | JUL 2021

## Sold

LAST 20 PROPERTIES SOLD IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2304	\$450,000	3/3	\$239.4	1,880	Sep 2021	42
608	\$255,000	2/2	\$207.3	1,230	Aug 2021	27
202	\$469,900	3/3	\$249.9	1,880	Jul 2021	124
3010	\$239,000	2/2	\$183.8	1,300	Jul 2021	167
2109	\$450,000	3/3	\$230.8	1,950	Jul 2021	1108
809	\$444,000	3/3	\$227.7	1,950	Jul 2021	56
1606	\$450,000	3/3	\$296.1	1,520	Jun 2021	666
1908	\$278,000	1/2	\$226.0	1,230	Jun 2021	496
2506...	\$460,000	3/3	\$302.6	1,520	Jun 2021	417
3110	\$650,000	3/3	\$353.3	1,840	May 2021	5
2512	\$299,000	2/2	\$221.5	1,350	May 2021	96
1005	\$265,000	2/2	\$215.4	1,230	May 2021	309
2504	\$599,000	3/3	\$307.2	1,950	Apr 2021	N/A
1206	\$325,000	3/3	\$213.8	1,520	Apr 2021	209
1210	\$320,000	2/2	\$246.2	1,300	Apr 2021	N/A
1911	\$287,000	2/2	\$251.8	1,140	Apr 2021	49
3009	\$485,000	3/3	\$258.0	1,880	Mar 2021	348
2108	\$294,900	2/2	\$239.8	1,230	Mar 2021	235
2011	\$215,000	2/2	\$188.6	1,140	Mar 2021	18
2503	\$449,000	3/3	\$244.0	1,840	Mar 2021	111

## Rented

LAST 20 PROPERTIES RENTED IN 1000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2512	\$4,250	2/2	\$3.1	1,350	Aug 2021	9
1612	\$3,500	2/2	\$2.6	1,350	Aug 2021	8
2412	\$3,500	2/2	\$2.6	1,350	Jun 2021	45
1510	\$2,900	2/2	\$2.2	1,300	May 2021	248
3008	\$3,400	2/2	\$2.8	1,230	May 2021	35
912	\$3,500	2/2	\$2.6	1,350	Feb 2021	37
712	\$2,650	2/2	\$2.0	1,350	Feb 2021	56
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

## Currently Listed

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ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
504	\$430,000	3/3	\$228.7	1880	Sep 2021	SERGIO ADA...
508	\$4,000/mth	2/2	\$3.3	1230	Sep 2021	MARCELO C...
604	\$525,000	3/3	\$269.2	1950	Sep 2021	OLIVIER MAM...
611	\$250,000	2/2	\$219.3	1140	Sep 2021	ALVARO N PA...
812	\$6,000/mth	2/2	\$4.4	1350	Sep 2021	LUISA DE LEO...
902	\$490,000	2/3	\$257.9	1900	Sep 2021	N/A
908	\$274,999	2/2	\$223.6	1230	Sep 2021	JONATHAN D...
1007	\$445,000	3/3	\$292.8	1520	Sep 2021	JESSICA ROD...
1007	\$445,000	3/3	\$292.8	1520	Sep 2021	JESSICA ROD...
1204	\$650,000	3/3	\$333.3	1950	Sep 2021	ROBERTO CZ...
1410	\$400,000	2/2	\$307.7	1300	Sep 2021	N/A
2203	\$575,000	3/3	\$312.5	1840	Sep 2021	ROBERT SHEL...
2511	\$425,000	2/2	\$372.8	1140	Sep 2021	MARTIN HAB...
2707	\$590,000	3/3	\$388.2	1520	Sep 2021	N/A
2907	\$530,000	3/3	\$348.7	1520	Sep 2021	ARI GOLAN