



3000 Williams

3000 Island BLVD
Aventura, FL 33160

Every month we compile this comprehensive market report focus on 3000 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 3000williamsislandapartments.com.

Property Stats

POSTAL CODE 33160

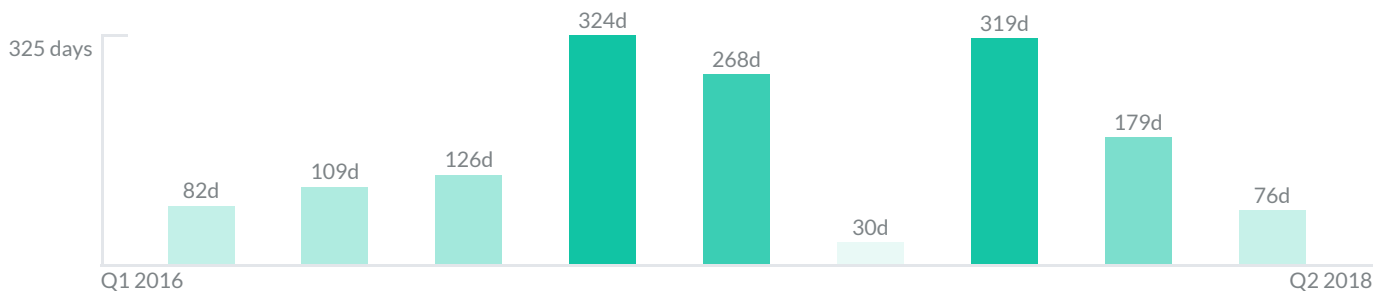
The property stats graph represents the median price evolution since ten years in your postal code area.



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 United States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

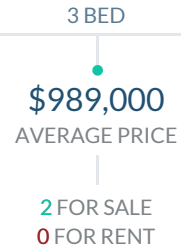
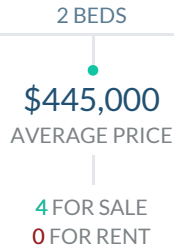
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

ELEMENTARY SCHOOL	MIDDLE SCHOOL	HIGH SCHOOL
Aventura City Of	Highlands Oaks Middle School	Tracy Mourning Senior High
10/10	7/10	7/10
	Alcazar Campus	Biscayne Bay Campus

Insights

IN 3000 WILLIAMS

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



0.7% to 5.3%
CAP RATE
Yearly net income when rent

7.1%
NEGOTIABILITY
What you can negotiate

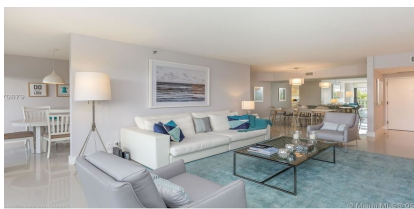


Sale within the last month

Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 3000 Williams



\$2,700



UNIT 603

RENTED | OCT 2016



\$5,200



UNIT 2605

RENTED | APR 2018



\$699,000



UNIT 2103

SOLD | FEB 2018



\$650,000



UNIT 904

SOLD | JAN 2018



\$499,000



UNIT 1506

SOLD | MAY 2017



\$344,500



UNIT 905

SOLD | DEC 2017

Sold

LAST 20 PROPERTIES SOLD IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2103	\$699,000	3/3	\$268.3	2,605	May 2018	66
904	\$650,000	2/2	\$340.7	1,908	May 2018	86
1506	\$499,000	2/2	\$231.7	2,154	Mar 2018	272
905	\$344,500	2/2	\$214.4	1,607	Feb 2018	86
2502	\$750,000	3/3	\$281.4	2,665	Dec 2017	177
506	\$519,000	2/2	\$240.9	2,154	Nov 2017	460
2105	\$539,000	2/3	\$250.2	2,154	Sep 2017	30
2106	\$689,000	2/2	\$319.9	2,154	Apr 2017	268
2501	\$450,000	2/2	\$266.3	1,690	Mar 2017	287
904	\$427,000	2/2	\$223.8	1,908	Jan 2017	360
WSTE2	\$219,900	2/2	\$160.4	1,371	Nov 2016	126
804	\$569,000	2/2	\$298.2	1,908	Apr 2016	109
330	\$80,000	0/1	\$246.9	324	Feb 2016	58
N/A	\$149,000	1/1	\$318.4	468	Jan 2016	106
N/A	\$139,000	1/1	\$297.0	468	Aug 2015	79
804	\$599,000	2/2	\$313.9	1,908	Jun 2015	122
1003	\$869,000	3/3	\$333.6	2,605	Jun 2015	28
1106	\$675,000	2/2	\$313.4	2,154	May 2015	43
803	\$548,818	2/2	\$361.1	1,520	Apr 2015	216
2203	\$817,200	3/3	\$313.7	2,605	Mar 2015	226

Rented

LAST 20 PROPERTIES RENTED IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
603	\$2,700	2/2	\$1.8	1,520	Sep 2018	139
2605	\$5,200	2/3	\$2.4	2,154	Jun 2018	24
WSTE5	\$4,400	3/2	\$1.7	2,577	Jan 2018	287
501	\$2,500	2/2	\$1.5	1,690	Sep 2017	176
1404	\$2,800	2/2	\$1.7	1,607	Jul 2017	343
1101	\$3,900	2/2	\$2.3	1,690	May 2017	104
2101	\$3,600	2/2	\$2.1	1,690	Jun 2016	90
2104	\$2,800	2/2	\$1.7	1,607	Mar 2015	28
1501	\$3,500	2/2	\$2.1	1,690	Aug 2014	86
N/A	\$2,700	2/2	\$1.8	1,520	Jul 2013	60
1905	\$3,000	2/2	\$1.4	2,154	May 2013	10
WSTE5	\$3,500	2/2	\$1.4	2,577	Mar 2011	107

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-3	\$679,000	3/3	\$250.7	2708	Feb 2018	RICHARD K SL...
504	\$525,000	2/2	\$275.2	1908	Mar 2018	CHARLES BES...
604	\$495,000	2/2	\$259.4	1908	Jan 2017	J SUZANNE M...
803	\$449,000	2/2	\$295.4	1520	May 2018	DAVID LEVET...
805	\$310,000	2/2	\$192.9	1607	Jan 2018	ALEXANDER E...
2202	\$1,299,999	3/3	\$298.5	4355	Jun 2018	N/A