



3000 Williams

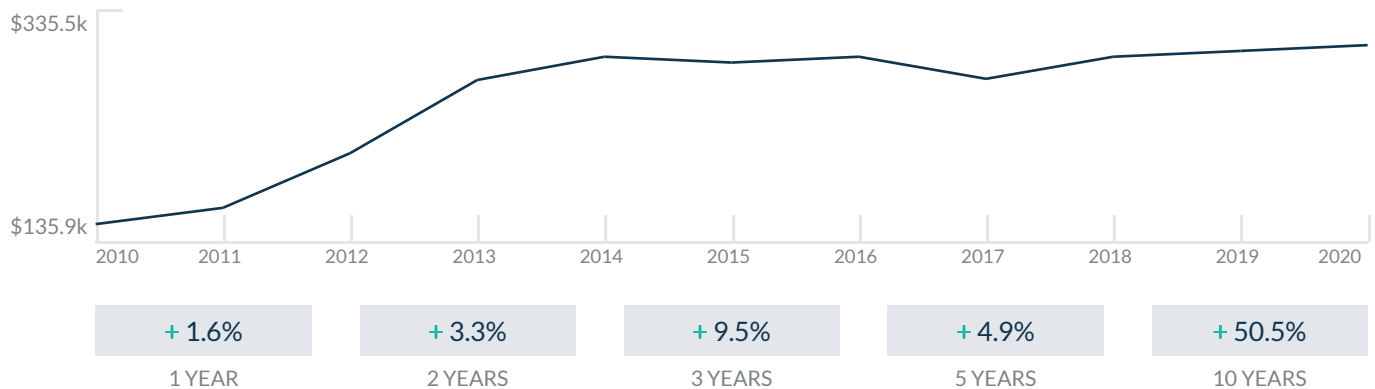
3000 Island BLVD
Aventura, FL 33160

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](https://www.3000williamsislandapartments.com).

Property Stats

POSTAL CODE 33160

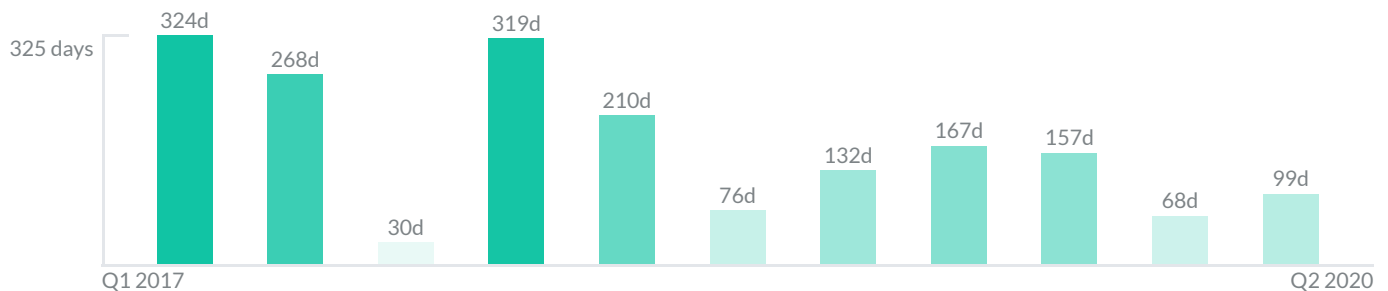
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

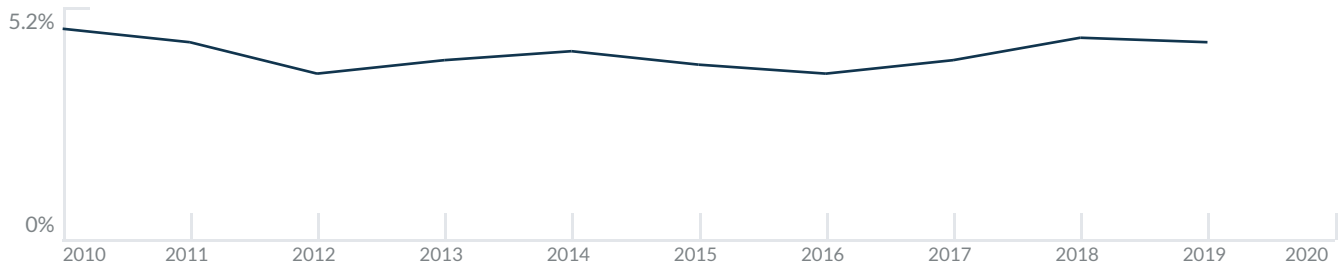


Mortgage Rates

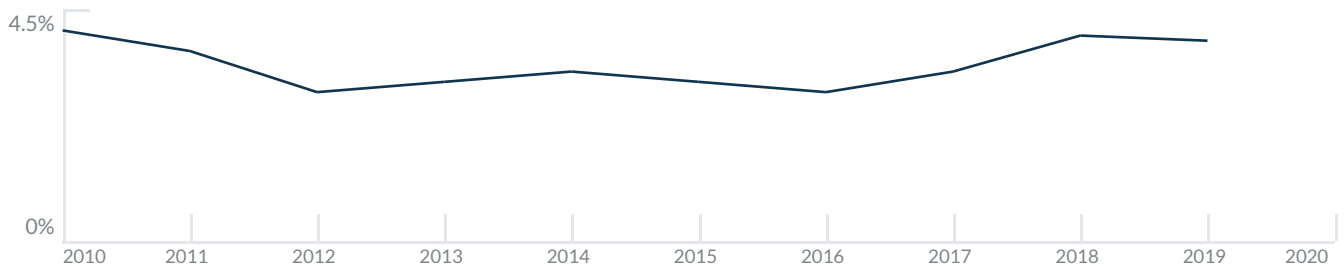
PER YEAR

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

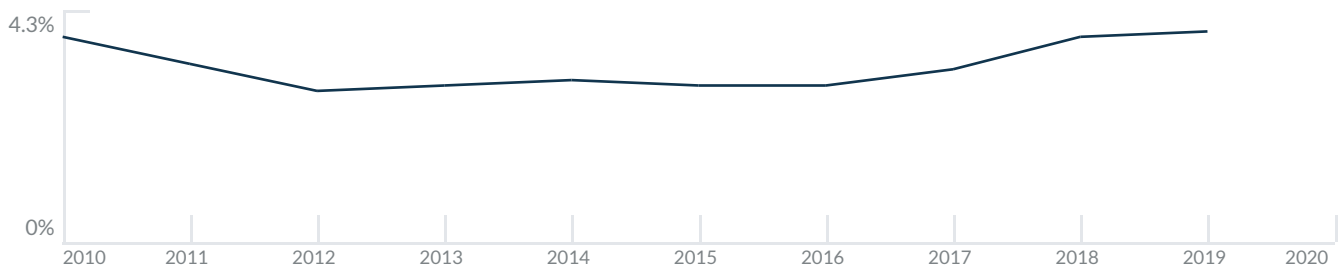
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

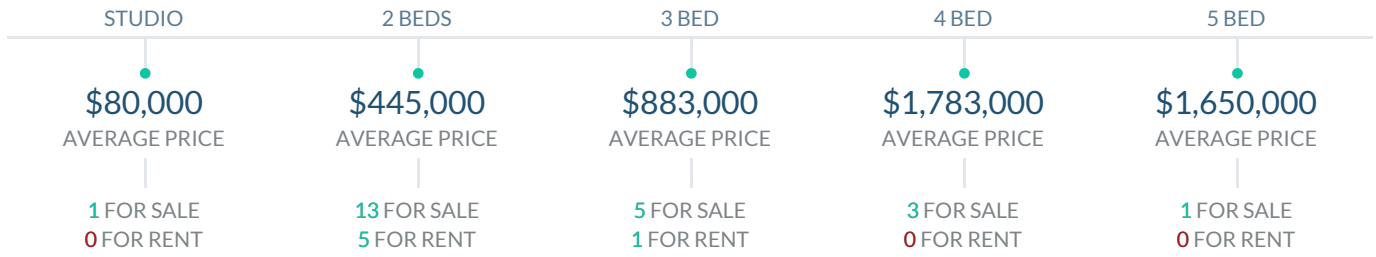
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

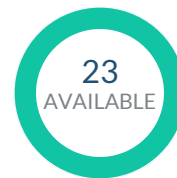
IN 3000 WILLIAMS

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



-4.2% to 9%
CAP RATE
Yearly net income when rent

6%
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

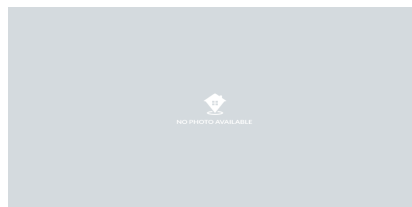


\$3,675



UNIT 1101

RENTED | OCT 2020



\$9,000



UNIT 2903

RENTED | OCT 2020



\$8,000



UNIT 2903

RENTED | OCT 2020



\$4,450



UNIT 1202

RENTED | AUG 2020

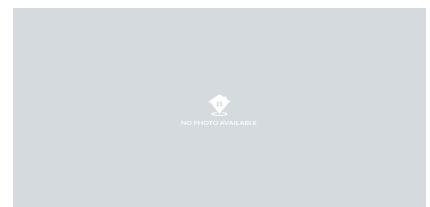


\$395,000



UNIT 803

SOLD | JUL 2020



\$3,350



UNIT 2501

RENTED | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
803	\$395,000	2/2	N/A	N/A	Apr 2020	99
1905	\$964,250	2/3	\$447.7	2,154	Mar 2020	73
1004	\$269,000	2/2	N/A	N/A	Mar 2020	63
404	\$320,000	2/2	\$199.1	1,607	Dec 2019	157
324	\$55,000	0/1	\$226.3	243	Jun 2019	135
PH-5	\$1,750,000	3/3	\$396.8	4,410	Jun 2019	50
1201	\$399,000	2/2	\$1,517.1	263	May 2019	72
805	\$310,000	2/2	\$192.9	1,607	Apr 2019	412
2506	\$605,000	2/3	\$280.9	2,154	Feb 2019	132
2103	\$699,000	3/4	\$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
1506	\$499,000	2/3	\$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
2502	\$750,000	3/3	\$281.4	2,665	Dec 2017	177
506	\$519,000	2/2	\$240.9	2,154	Nov 2017	460
506	\$519,000	2/3	\$240.9	2,154	Nov 2017	460
2105	\$539,000	2/3	\$250.2	2,154	Sep 2017	30
2105	\$539,000	2/3	\$250.2	2,154	Sep 2017	30

Rented

LAST 20 PROPERTIES RENTED IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1101	\$3,675	2/2	\$2.2	1,690	Oct 2020	199
2903	\$9,000	4/5	\$2.0	4,407	Oct 2020	N/A
2903	\$8,000	4/5	\$1.8	4,407	Oct 2020	74
1202	\$4,450	3/3	\$1.7	2,665	Aug 2020	178
2501	\$3,350	2/2	\$2.0	1,690	Mar 2020	42
2603	\$7,350	3/4	\$2.8	2,605	Mar 2020	89
805	\$3,250	2/2	\$2.0	1,607	Jan 2020	69
1601	\$3,500	2/2	\$2.1	1,690	Jan 2020	16
2605	\$4,950	2/3	\$2.3	2,154	Dec 2019	126
1101	\$3,600	2/2	\$2.1	1,690	Aug 2019	159
1202	\$3,900	3/3	\$1.5	2,665	Feb 2019	30
603	\$2,700	2/2	\$1.8	1,520	Sep 2018	139
603	\$2,700	2/2	\$1.8	1,520	Sep 2018	139
1601	\$3,500	2/2	\$2.1	1,690	Sep 2018	66
2501	\$3,300	2/2	\$2.0	1,690	Aug 2018	43
2605	\$5,200	2/3	\$2.4	2,154	Jun 2018	24
WSTE5	\$4,400	3/2	\$1.7	2,577	Jan 2018	287
WSTE5	\$4,400	3/3	\$1.7	2,577	Jan 2018	287
501	\$2,500	2/2	\$1.5	1,690	Sep 2017	176
501	\$2,500	2/2	\$1.5	1,690	Sep 2017	176

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
TH-3	\$1,100,000	3/4	\$406.2	2708	Oct 2020	RICHARD K SL...
WSTE...	\$695,000	2/3	\$264.6	2627	Oct 2020	ATA KOSEOG...
329	\$79,900	0/1	\$275.5	290	Oct 2020	
402	\$253,000	2/2	\$166.4	1520	Sep 2020	JANET BEN Z...
402	\$322,300	2/2	\$212.0	1520	Sep 2020	JANET BEN Z...
402	\$322,300	2/2	\$212.0	1520	Oct 2020	JANET BEN Z...
501	\$299,000	2/2	\$176.9	1690	Sep 2020	ARPAD GART...
501	\$3,500/mth	2/2	\$2.1	1690	Sep 2020	ARPAD GART...
503	\$3,000/mth	2/2	\$2.0	1520	Sep 2020	AHARON KA...
504	\$479,000	2/2	\$251.0	1908	Oct 2020	CHARLES BES...
504	\$3,800/mth	2/2	\$2.0	1908	Oct 2020	CHARLES BES...
603	\$328,000	2/2	\$215.8	1520	Oct 2020	N/A
903	\$325,000	2/2	\$213.8	1520	Sep 2020	KENNETH WI...
1101	\$535,000	2/2	\$316.6	1690	Oct 2020	FERNANDO R...
1502	\$580,000	2/3	\$217.6	2665	Jun 2020	NAOMI FRIED...
1702	\$665,000	3/3	\$249.5	2665	Sep 2020	MARK A MAN...
1904	\$364,900	2/2	\$227.1	1607	Sep 2020	ALAN WAMPL...
2305	\$650,000	3/3	\$301.8	2154	Oct 2020	RICHARD P G...
2403	\$1,100,000	3/4	\$422.3	2605	Sep 2020	TATUM M MA...
2406	\$4,000/mth	2/3	\$1.9	2154	Sep 2020	N/A

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2406	\$640,000	2/3	\$297.1	2154	Sep 2020	N/A
2406	\$640,000	2/3	\$297.1	2154	Sep 2020	N/A
2502	\$899,000	3/3	\$337.3	2665	Oct 2020	N/A
2605	\$6,500/mth	2/3	\$3.0	2154	Sep 2020	SAM R ELIA
2903	\$1,900,000	4/5	\$431.1	4407	Sep 2020	ARMANDO L...
2903	\$1,850,000	4/5	\$419.8	4407	Sep 2020	ARMANDO L...
3002	\$1,650,000	5/7	\$385.4	4281	Oct 2020	FRANCINE RU...
3003	\$1,600,000	4/5	\$363.1	4407	Sep 2020	N/A
3003	\$9,500/mth	3/5	\$2.2	4407	Sep 2020	N/A