



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

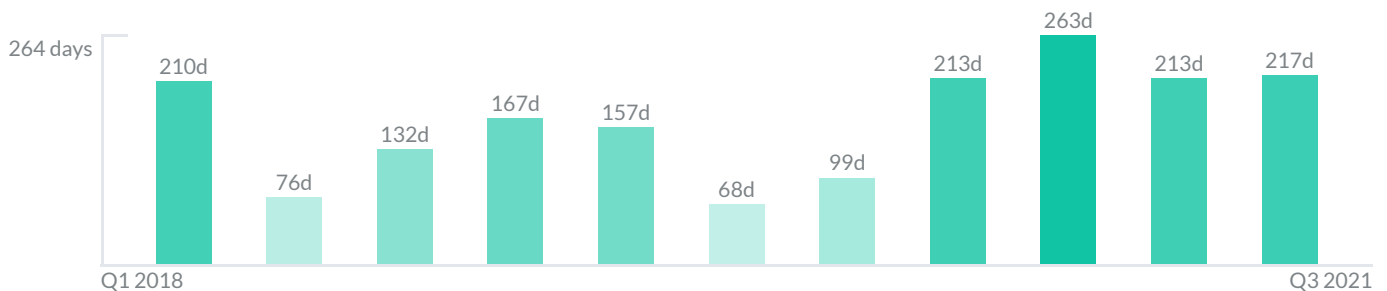
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

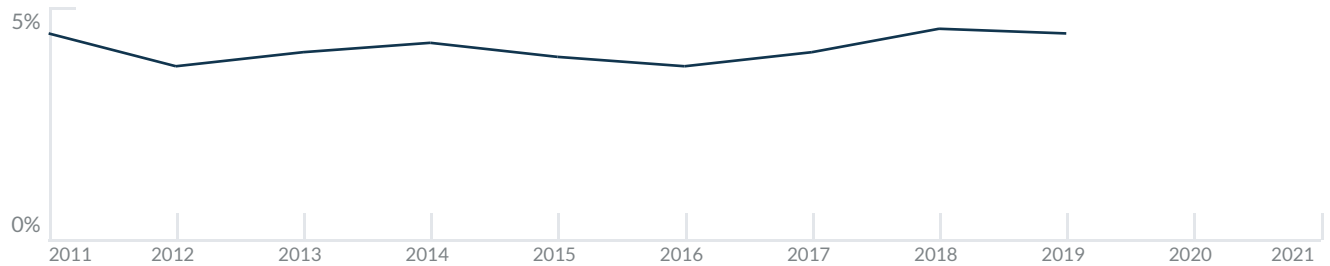


Mortgage Rates

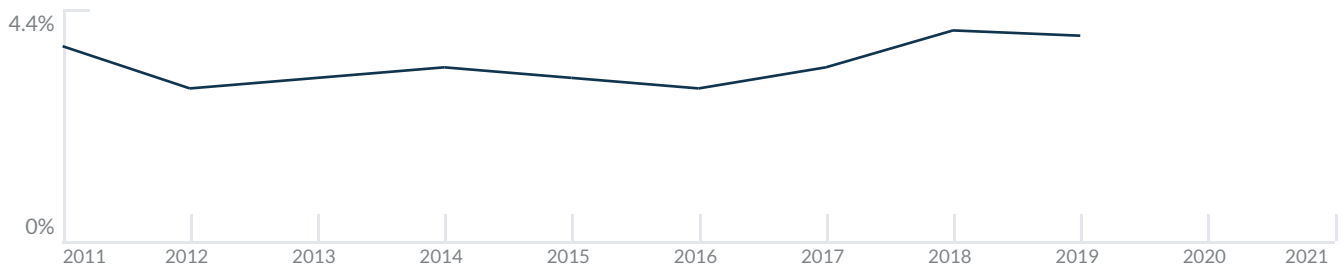
PER YEAR

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©

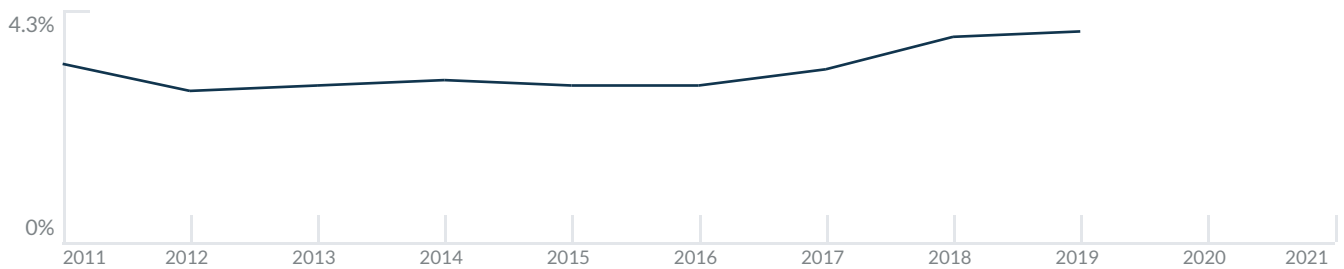
30 YEARS FIXED 4.4%



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

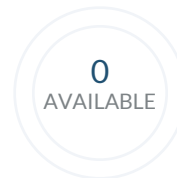
Insights

IN 3000 WILLIAMS

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

% to %
CAP RATE
Yearly net income when rent

7%
NEGOTIABILITY
What you can negotiate

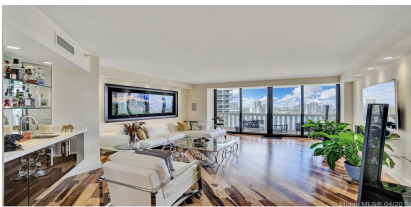


Sale within the last month

Activity

SOLD OR RENTED

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

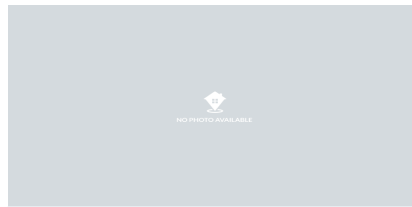


\$1,100,000



UNIT 2403

SOLD | AUG 2021



\$79,000



UNIT 124

SOLD | AUG 2021



\$649,000



UNIT 2002

SOLD | JUL 2021

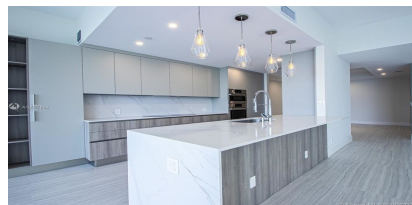


\$265,000



UNIT 703

SOLD | JUL 2021

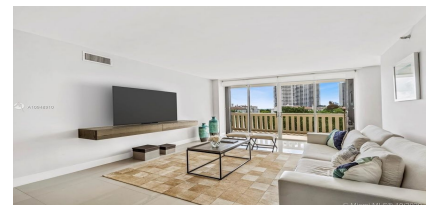


\$1,100,000



UNIT TH-3

SOLD | JUN 2021



\$325,000



UNIT 603

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2403	\$1,100,000	3/4	\$422.3	2,605	Aug 2021	768
124	\$79,000	0/1	\$302.7	261	Aug 2021	22
2002	\$649,000	3/3	\$243.5	2,665	Jul 2021	13
703	\$265,000	2/2	\$174.3	1,520	Jul 2021	64
TH-3	\$1,100,000	3/4	\$406.2	2,708	Jun 2021	254
603	\$325,000	2/2	\$213.8	1,520	Jun 2021	210
2001	\$545,000	2/2	\$322.5	1,690	Jun 2021	121
1702	\$649,000	3/3	\$243.5	2,665	Jun 2021	680
3002	\$1,495,000	5/7	\$349.2	4,281	May 2021	161
1203	\$699,000	3/4	\$268.3	2,605	May 2021	11
1904	\$349,900	2/2	\$217.7	1,607	May 2021	57
2406	\$550,000	2/3	\$255.3	2,154	Apr 2021	167
501	\$299,000	2/2	\$176.9	1,690	Apr 2021	254
WSTE...	\$625,000	2/3	\$237.9	2,627	Mar 2021	109
802	\$469,000	2/2	\$245.8	1,908	Feb 2021	45
2502	\$899,000	3/3	\$337.3	2,665	Feb 2021	226
329	\$69,000	0/1	\$237.9	290	Jan 2021	672
402	\$322,300	2/2	\$212.0	1,520	Dec 2020	377
2404	\$299,900	2/2	\$186.6	1,607	Nov 2020	49
803	\$395,000	2/2	N/A	N/A	Apr 2020	99

Rented

LAST 20 PROPERTIES RENTED IN 3000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2605	\$5,500	2/3	\$2.6	2,154	Mar 2021	291
3003	\$9,500	3/5	\$2.2	4,407	Mar 2021	274
503	\$3,000	2/2	\$2.0	1,520	Jan 2021	179
805	\$3,500	2/2	\$2.2	1,607	Dec 2020	178
504	\$3,800	2/2	\$2.0	1,908	Dec 2020	171
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