

Market Report

September, 2020



2000 Williams

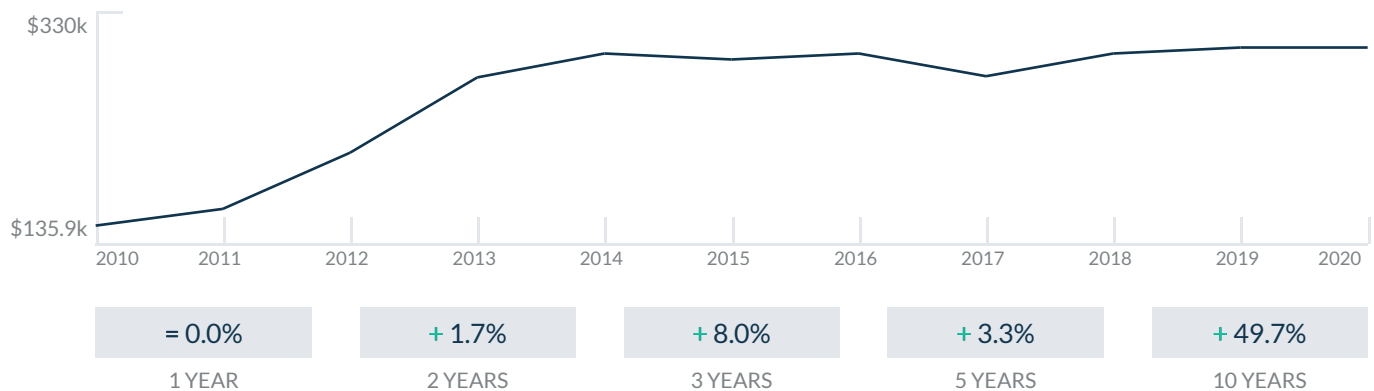
2000 Island BLVD
Aventura, FL 33160

Every month we compile this comprehensive market report focus on 2000 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 2000williamsislandcondosforsale.com.

Property Stats

POSTAL CODE 33160

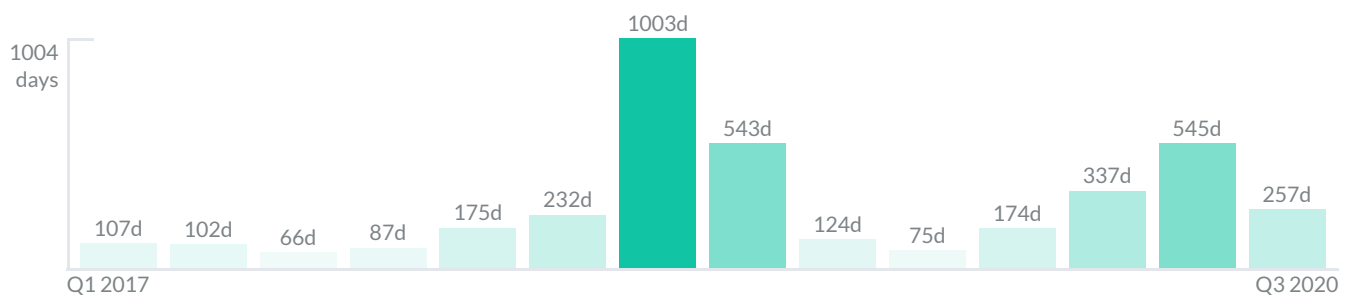
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

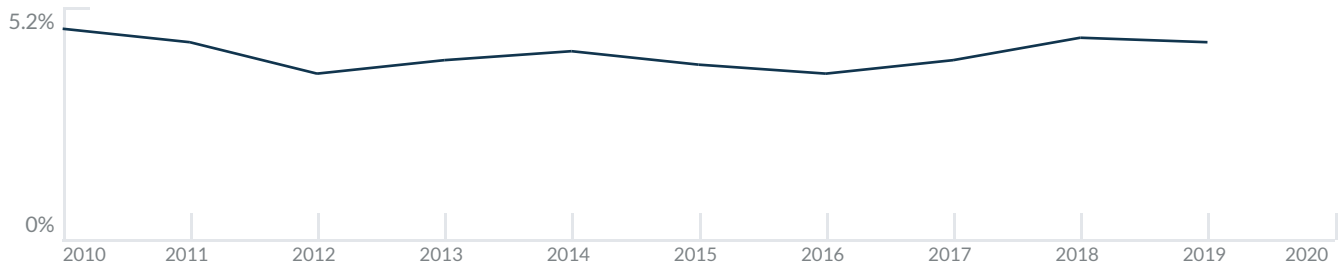


Mortgage Rates

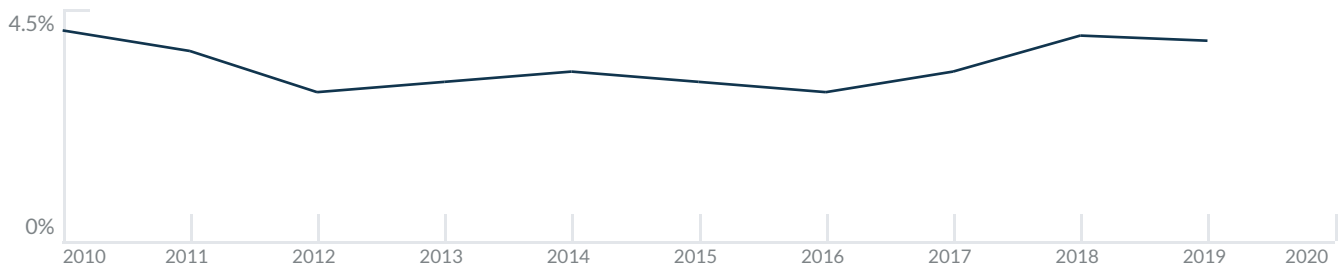
PER YEAR

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 2000 WILLIAMS

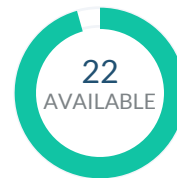
Below the average listing prices of available unit per property type.

2 BEDS
\$409,000
 AVERAGE PRICE
 15 FOR SALE
 5 FOR RENT

3 BED
\$820,000
 AVERAGE PRICE
 7 FOR SALE
 4 FOR RENT

-6.4% to 10.8%
 CAP RATE
 Yearly net income when rent

5.6%
 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 2000 Williams



\$3,200



UNIT 2805

RENTED | AUG 2020



\$575,000



UNIT 1701

SOLD | AUG 2020

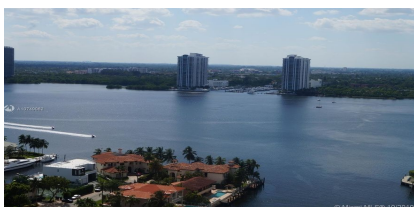


\$510,000



UNIT D401

SOLD | JUL 2020



\$540,000



UNIT 2307

SOLD | JUL 2020



\$349,000



UNIT C208

SOLD | JUL 2020



\$340,000



UNIT C408

SOLD | JUL 2020

Sold

LAST 20 PROPERTIES SOLD IN 2000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1701	\$575,000	3/3	N/A	N/A	Aug 2020	257
D401	\$510,000	3/4	\$196.5	2,595	May 2020	545
2307	\$540,000	2/3	\$270.0	2,000	Mar 2020	99
C208	\$349,000	2/2	\$179.4	1,945	Feb 2020	646
C408	\$340,000	2/2	\$174.8	1,945	Feb 2020	481
305	\$139,950	1/2	\$243.0	576	Jan 2020	120
2610	\$385,000	2/2	\$220.0	1,750	Nov 2019	174
908	\$347,000	2/2	\$222.4	1,560	Oct 2019	N/A
402	\$175,000	1/1	\$215.5	812	Sep 2019	183
507	\$150,000	1/2	\$181.6	826	Sep 2019	35
109	\$149,000	2/2	\$160.2	930	Aug 2019	8
D405	\$450,000	2/2	\$229.8	1,958	Jun 2019	371
203	\$165,000	2/2	\$195.3	845	Jun 2019	45
203	\$149,900	2/2	\$182.4	822	Jun 2019	51
502	\$145,900	1/1	\$175.8	830	May 2019	29
3004	\$699,999	3/3	\$273.4	2,560	Jan 2019	543
1206	\$665,000	3/3	\$326.0	2,040	Nov 2018	1003
1001	\$550,000	2/3	\$269.6	2,040	Jun 2018	232
1706	\$750,000	3/3	\$367.6	2,040	Feb 2018	215
2308	\$550,000	2/2	\$352.6	1,560	Jan 2018	134

Rented

LAST 20 PROPERTIES RENTED IN 2000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
2805	\$3,200	2/2	\$1.8	1,750	Aug 2020	119
PH 7	\$9,750	3/5	\$2.6	3,750	Feb 2020	161
309	\$1,350	1/1	\$1.7	812	Jan 2020	92
3001	\$4,950	3/3	\$2.4	2,040	Jan 2020	252
101	\$1,550	2/2	\$1.8	841	Dec 2019	60
905	\$3,900	2/2	\$2.2	1,750	Dec 2019	73
101	\$1,550	2/2	\$1.4	1,085	Nov 2019	108
B	\$3,000	3/3	\$1.8	1,660	Oct 2019	14
CPH04	\$4,500	3/4	\$1.7	2,595	Oct 2019	46
206	\$1,690	2/2	\$2.0	840	Sep 2019	69
212	\$1,495	2/2	\$1.3	1,110	Sep 2019	6
112	\$1,500	2/2	\$1.4	1,110	Aug 2019	115
203	\$1,250	1/1	\$1.5	812	Aug 2019	32
502	\$3,500	3/3	\$1.9	1,890	Jul 2019	67
N/A	\$8,700	4/4	\$2.9	3,030	Jul 2019	91
D104	\$5,200	2/3	\$2.1	2,421	Jul 2019	35
2303	\$2,900	2/2	\$1.9	1,560	Jul 2019	88
205	\$1,200	1/1	\$1.5	812	Jun 2019	40
504	\$1,700	2/2	N/A	N/A	Jun 2019	26
603	\$2,750	2/2	\$1.8	1,560	Jun 2019	18

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
C402	\$345,000	2/2	\$210.4	1640	Aug 2020	SAMY COHEN...
PH-3	\$1,000,000	3/3	N/A	N/A	Jul 2020	THURBER LIM...
PH-6	\$1,499,000	3/4	\$442.2	3390	Aug 2020	LEWIS OKIN
PH 7	\$9,750/mth	3/5	\$2.6	3750	Aug 2020	N/A
305	\$449,900	2/2	\$257.1	1750	Jul 2020	KATHY DAMI...
506	\$579,000	3/2	N/A	N/A	Jun 2020	KEITH J BLUM...
606	\$460,000	3/3	\$225.5	2040	Jul 2020	N/A
703	\$310,000	2/2	\$198.7	1560	Aug 2020	
805	\$319,500	2/2	\$182.6	1750	Aug 2020	N/A
809	\$479,000	2/3	\$182.1	2630	Aug 2020	HIBISCUS TRA...
903	\$305,000	2/2	\$195.5	1560	Jul 2020	N/A
905	\$4,000/mth	2/2	\$2.3	1750	Jul 2020	NATALIA MA...
1006	\$4,000/mth	3/3	\$2.0	2040	Aug 2020	RICARDO AR...
1104	\$649,000	3/3	\$250.6	2590	Aug 2020	N/A
1208	\$339,000	2/2	\$217.3	1560	Aug 2020	JORGE E OSPI...
1609	\$5,600/mth	3/3	\$2.1	2630	Jul 2020	N/A
2103	\$398,889	2/2	\$255.7	1560	Aug 2020	DAVID FUSS R...
2103	\$3,250/mth	2/2	\$2.1	1560	Aug 2020	DAVID FUSS R...
2104	\$740,000	3/3	\$289.1	2560	Jun 2020	
2107	\$523,900	2/3	\$277.2	1890	Aug 2020	URI BAR RUT...

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2205	\$359,000	2/2	\$205.1	1750	Aug 2020	RACHEL B FIN...
2408	\$495,000	2/2	\$317.3	1560	Jul 2020	ROBERTO MA...
2409	\$809,900	3/3	\$307.9	2630	Aug 2020	CANDI CASIN...
2607	\$4,250/mth	2/3	\$2.2	1890	Aug 2020	DAVID FUSS R...
2607	\$524,500	2/3	\$277.5	1890	Aug 2020	DAVID FUSS R...
2610	\$3,300/mth	2/2	\$1.9	1750	Jul 2020	CAROLA BEC...
2610	\$490,000	2/2	\$280.0	1750	Jul 2020	CAROLA BEC...
2808	\$349,000	2/2	\$223.7	1560	Jul 2020	JOEL LEWITT...
2905	\$450,000	2/2	\$257.1	1750	Aug 2020	GITTA AROCH
2905	\$3,600/mth	2/2	\$2.1	1750	Aug 2020	GITTA AROCH
3003	\$3,800/mth	3/3	\$2.4	1560	Aug 2020	CYNTHIA MA...