

# Market Report

February, 2021



## 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 data 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](https://www.2000williamsislandcondosforsale.com).

## Property Stats

POSTAL CODE 33160

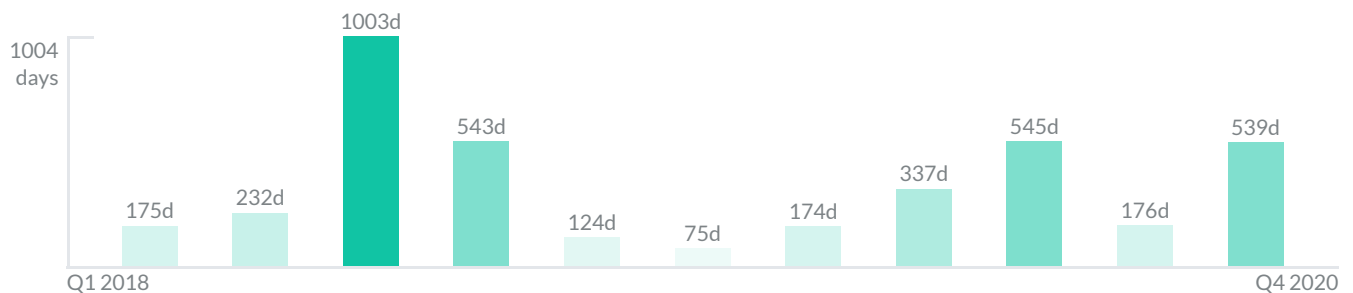
The property stats graph represents the median price evolution since ten years in your postal code area.



## 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!

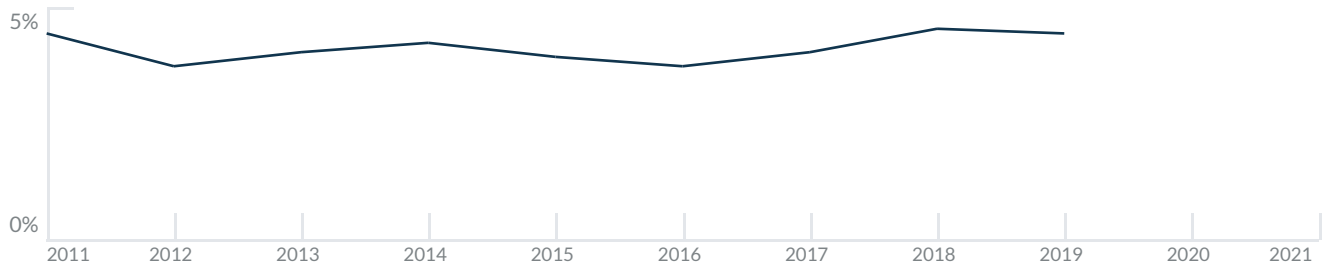


# Mortgage Rates

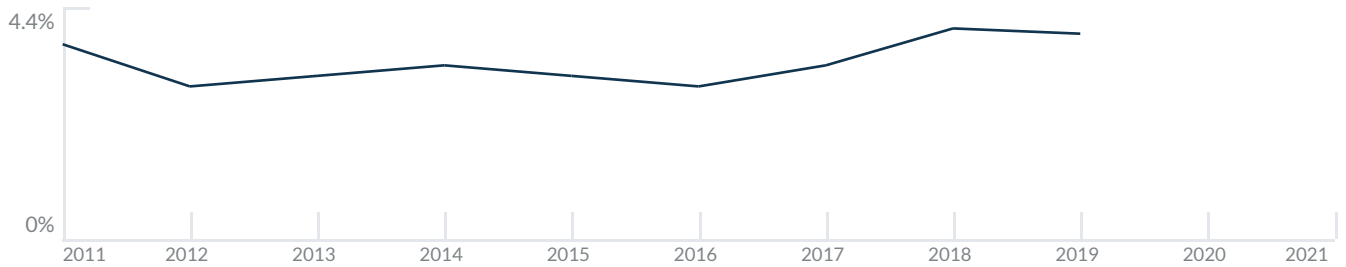
PER YEAR

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©

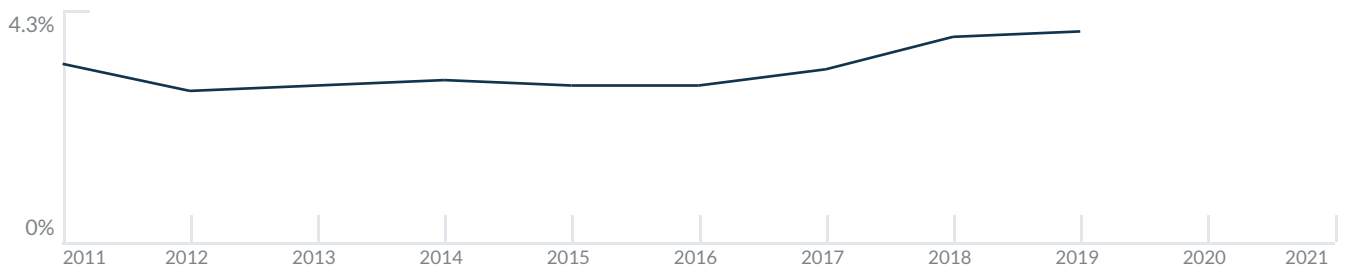
30 YEARS FIXED 4.4%



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





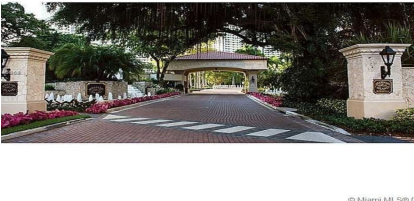

Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 2000 Williams

 <p>\$3,800</p> <p>UNIT 1006</p> <p>RENTED   JAN 2021</p> <p>3 Bathrooms, 3 Bedrooms</p>	 <p>\$3,950</p> <p>UNIT 2607</p> <p>RENTED   JAN 2021</p> <p>3 Bathrooms, 2 Bedrooms</p>	 <p>\$9,750</p> <p>UNIT PH 7</p> <p>RENTED   DEC 2020</p> <p>5 Bathrooms, 3 Bedrooms</p>
 <p>\$345,000</p> <p>UNIT C307</p> <p>SOLD   JAN 2021</p> <p>2 Bathrooms, 3 Bedrooms</p>	 <p>\$3,500</p> <p>UNIT 3003</p> <p>RENTED   NOV 2020</p> <p>3 Bathrooms, 3 Bedrooms</p>	 <p>\$339,000</p> <p>UNIT 2205</p> <p>SOLD   NOV 2020</p> <p>2 Bathrooms, 2 Bedrooms</p>

## Sold

LAST 20 PROPERTIES SOLD IN 2000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
C307	\$345,000	3/2	\$210.4	1,640	Dec 2020	942
2205	\$339,000	2/2	\$193.7	1,750	Oct 2020	136
2605	\$479,995	2/2	\$274.3	1,750	Sep 2020	109
2507	\$396,000	2/3	\$198.0	2,000	Sep 2020	174
2207	\$349,000	2/3	\$174.5	2,000	Aug 2020	162
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

## Rented

LAST 20 PROPERTIES RENTED IN 2000 WILLIAMS

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1006	\$3,800	3/3	\$1.9	2,040	Jan 2021	258
2607	\$3,950	2/3	\$2.1	1,890	Jan 2021	243
PH 7	\$9,750	3/5	\$2.6	3,750	Dec 2020	2
3003	\$3,500	3/3	\$2.2	1,560	Nov 2020	133
PH-6	\$9,250	3/4	\$2.7	3,390	Oct 2020	14
1610	\$3,350	2/2	\$1.9	1,750	Sep 2020	284
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

## Currently Listed

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ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-3	\$1,000,000	3/3	\$367.6	2720	Jan 2021	THURBER LIM...
PH-5	\$1,250,000	3/3	\$412.5	3030	Jan 2021	N/A
204	\$2,500/mth	1/2	\$2.7	910	Jan 2021	N/A
305	\$449,900	2/2	\$257.1	1750	Nov 2020	KATHY DAMI...
603	\$299,000	2/2	\$191.7	1560	Jan 2021	JOSEPH EUGE...
606	\$489,000	3/3	\$239.7	2040	Jan 2021	N/A
809	\$479,000	2/3	\$182.1	2630	Nov 2020	HIBISCUS TRA...
903	\$279,000	2/2	\$178.8	1560	Nov 2020	N/A
905	\$3,800/mth	2/2	\$2.2	1750	Jan 2021	NATALIA MA...
905	\$445,000	2/2	\$254.3	1750	Jan 2021	NATALIA MA...
1009	\$449,000	2/3	\$170.7	2630	Dec 2020	RICHARDE K...
1009	\$4,200/mth	2/3	\$1.6	2630	Dec 2020	RICHARDE K...
1208	\$339,000	2/2	\$217.3	1560	Jan 2021	JORGE E OSPI...
1209	\$575,000	2/3	\$218.6	2630	Nov 2020	SAMIM CIFTCI
1504	\$629,000	3/3	\$242.9	2590	Jan 2021	N/A
1609	\$5,000/mth	3/3	\$1.9	2630	Jan 2021	N/A
1609	\$699,000	3/3	\$265.8	2630	Jan 2021	N/A
1901	\$600,000	2/3	\$294.1	2040	Nov 2020	N/A
2103	\$398,889	2/2	\$255.7	1560	Nov 2020	DAVID FUSS R...
2104	\$690,000	3/3	\$269.5	2560	Dec 2020	

## Currently Listed

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ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2107	\$523,900	2/3	\$277.2	1890	Jan 2021	URI BAR RUT...
2303	\$345,000	2/2	\$221.2	1560	Jan 2021	APHRODITE A...
2408	\$495,000	2/2	\$317.3	1560	Jan 2021	ROBERTO MA...
2409	\$799,900	3/3	\$304.1	2630	Jan 2021	CANDI CASIN...
2508	\$329,000	2/2	\$210.9	1560	Dec 2020	HASAN POLA...
2607	\$515,818	2/3	\$272.9	1890	Jan 2021	DAVID FUSS R...
2703	\$5,200/mth	3/2	\$3.3	1560	Nov 2020	SAUL ENTEBI
2804	\$674,900	3/3	\$263.6	2560	Jan 2021	N/A
2808	\$349,000	2/2	\$223.7	1560	Jan 2021	JOEL LEWITT...
2905	\$433,000	2/2	\$247.4	1750	Jan 2021	GITTA AROCH