

# Market Report

April, 2019



## 7000 ISL BLVD WILLIAMS ISL

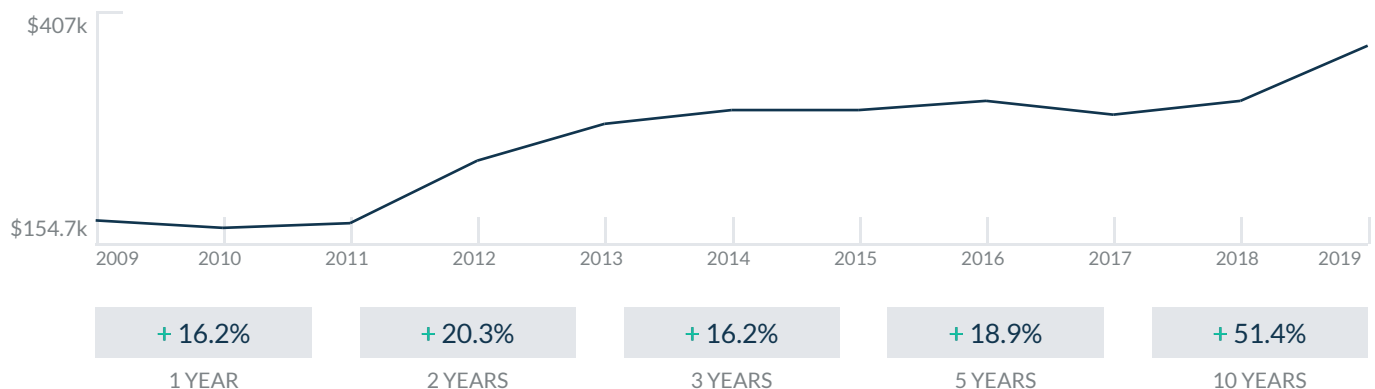
7000 Island BLVD  
Aventura, FL 33160

Every month we compile this comprehensive market report focus on 7000 ISL BLVD WILLIAMS ISL 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 [7000williamsislandapartments.com](http://7000williamsislandapartments.com).

### Property Stats

POSTAL CODE 33160

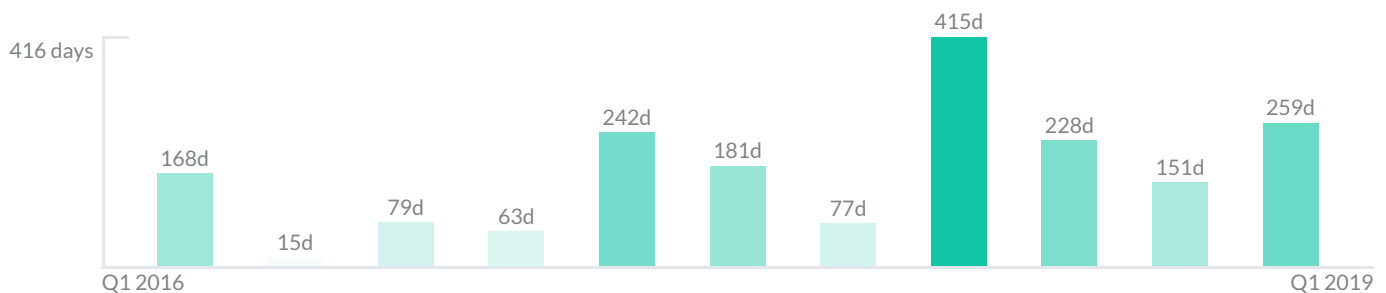
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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
		Biscayne Bay Campus

# Insights

IN 7000 ISL BLVD WILLIAMS ISL

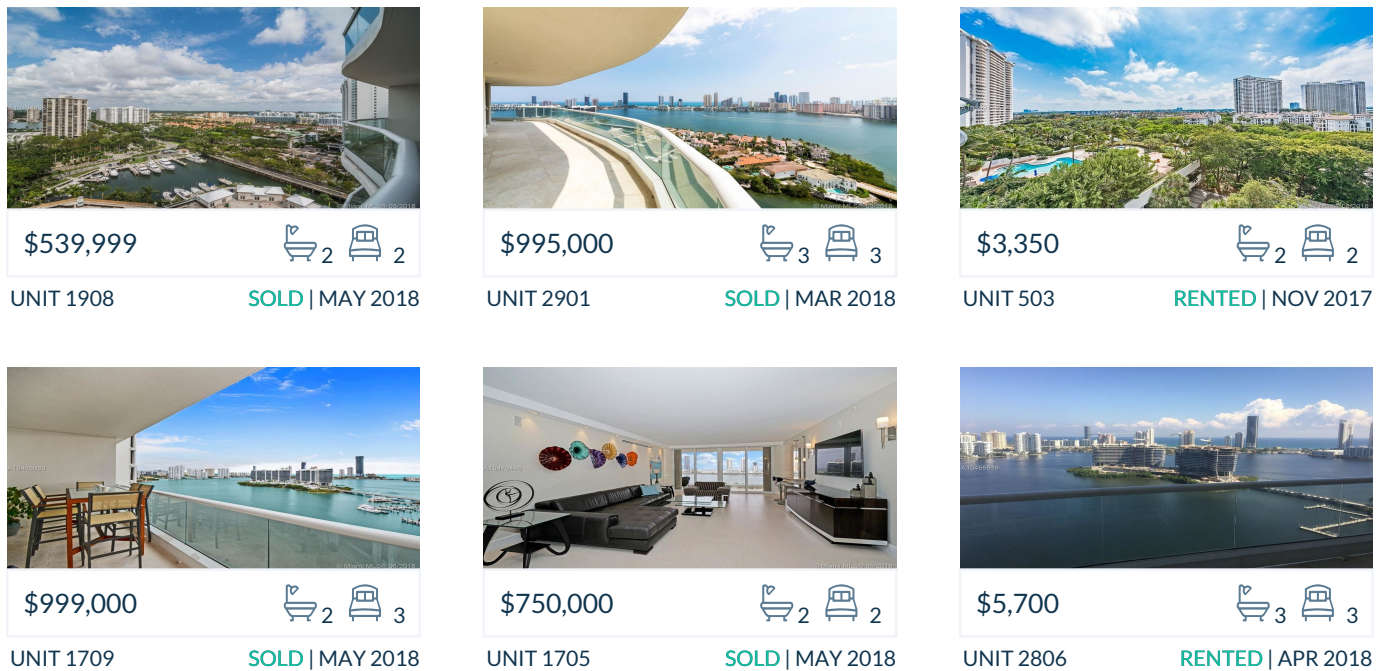
Below the average listing prices of available unit per property type.



# Activity

SOLD OR RENTED

Below the latest transactions reported by the local MLS Association for 7000 ISL BLVD WILLIAMS ISL



## Sold

LAST 20 PROPERTIES SOLD IN 7000 ISL BLVD WILLIAMS ISL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
1908	\$539,999	2/2	\$341.8	1,580	Mar 2019	302
2901	\$995,000	3/3	\$417.0	2,386	Feb 2019	265
1709	\$999,000	3/2	\$365.9	2,730	Jan 2019	211
1705	\$750,000	2/2	\$428.6	1,750	Nov 2018	151
TH-111	\$1,750,000	4/5	\$365.3	4,790	Jul 2018	83
2105	\$850,000	2/2	\$485.7	1,750	Jul 2018	373
1801	\$899,000	3/3	\$376.2	2,390	Jun 2018	684
1701	\$845,000	2/2	\$408.2	2,070	Jun 2018	145
1001	\$1,050,000	3/3	\$439.3	2,390	Mar 2018	46
2309	\$799,999	2/2	\$293.0	2,730	Mar 2018	26
BV-10	\$639,000	2/2	\$365.1	1,750	Mar 2018	158
1403	\$650,000	2/2	\$411.4	1,580	Jun 2017	53
1501	\$995,000	3/3	\$416.3	2,390	Jun 2017	212
809	\$850,000	2/2	\$311.4	2,730	May 2017	45
1103	\$495,000	2/2	\$313.3	1,580	Apr 2017	412
2101	\$1,095,000	3/3	\$458.2	2,390	Mar 2017	254
1904	\$1,250,000	3/3	\$464.7	2,690	Mar 2017	178
2906	\$1,400,000	3/3	\$585.8	2,390	Mar 2017	295
2003	\$595,000	2/2	\$376.6	1,580	Oct 2016	63
904	\$1,350,000	3/3	\$501.9	2,690	Aug 2016	120

## Rented

LAST 20 PROPERTIES RENTED IN 7000 ISL BLVD WILLIAMS ISL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
503	\$3,350	2/2	\$2.1	1,580	Jan 2019	446
1510	\$4,700	2/2	\$2.7	1,750	Nov 2018	209
2806	\$5,700	3/3	\$2.4	2,390	Nov 2018	147
605	\$3,800	2/2	\$2.2	1,750	Oct 2018	20
2609	\$4,500	2/2	\$1.6	2,730	Sep 2018	12
1403	\$3,500	2/2	\$2.2	1,580	Sep 2018	419
PH-01	\$12,000	4/4	\$2.8	4,260	Sep 2018	182
2603	\$3,100	2/2	\$2.0	1,580	Aug 2018	12
1902	\$7,500	4/4	\$2.4	3,080	Jun 2018	53
905	\$3,800	2/2	\$2.2	1,750	May 2018	43
2003	\$3,500	2/2	\$2.2	1,580	Mar 2018	240
2609	\$4,900	2/2	\$1.8	2,730	Feb 2018	133
LS-309	\$1,825	1/1	\$2.5	730	Jan 2018	78
2909	\$5,500	2/2	\$2.0	2,730	Dec 2017	137
1706	\$5,000	3/3	\$2.1	2,390	Nov 2017	492
N/A	\$6,300	3/3	\$2.6	2,390	Nov 2017	123
605	\$4,200	2/2	\$2.4	1,750	Oct 2017	223
1510	\$4,800	2/2	\$2.7	1,750	Oct 2017	56
1502	\$5,500	3/3	\$2.0	2,770	Sep 2017	67
1205	\$4,500	2/2	\$2.6	1,750	Sep 2017	312

## Currently Listed

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ACTIVE LISTINGS 1/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BV-05	\$639,900	2/2	\$365.7	1750	Jan 2019	N/A
101	\$825,000	3/3	\$345.2	2390	Mar 2019	N/A
210	\$790,000	3/3	\$365.7	2160	Mar 2016	YOLANDA FA...
312	\$119,900	0/1	\$386.8	310	Mar 2019	N/A
312	\$1,900/mth	0/1	\$6.1	310	Mar 2019	N/A
503	\$499,999	2/2	\$316.5	1580	Jun 2018	ANNA SCHON
608	\$569,900	2/2	\$360.7	1580	Jan 2018	MANUEL CAL...
707	\$869,000	4/4	\$302.8	2870	Sep 2018	N/A
902	\$795,000	3/3	\$287.0	2770	May 2018	N/A
905	\$675,000	2/2	\$385.7	1750	Mar 2018	N/A
1005	\$695,000	2/2	\$397.1	1750	Sep 2018	N/A
1105	\$800,000	2/2	\$457.1	1750	Jun 2018	N/A
1106	\$6,300/mth	3/3	\$2.6	2390	Mar 2019	N/A
1502	\$5,500/mth	3/3	\$2.0	2770	Aug 2018	N/A
1502	\$1,150,000	3/3	\$415.2	2770	Aug 2018	N/A
1508	\$538,000	2/2	\$340.5	1580	Jan 2019	N/A
1510	\$725,000	2/2	\$414.3	1750	Jan 2017	NILI HERRIN
1608	\$3,900/mth	2/2	\$2.5	1580	Mar 2014	N/A
1706	\$1,000,000	3/3	\$418.4	2390	Jun 2016	N/A
1706	\$6,000/mth	3/3	\$2.5	2390	Dec 2018	N/A

## Currently Listed

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ACTIVE LISTINGS 2/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
1902	\$1,499,000	4/5	\$486.7	3080	Oct 2018	N/A
1902	\$7,500/mth	4/5	\$2.4	3080	Mar 2019	N/A
1907	\$1,250,000	3/4	\$449.6	2780	Jun 2018	ERIC GUEDJ &...
1907	\$6,250/mth	3/4	\$2.2	2870	Nov 2018	N/A
2110	\$750,000	2/2	\$428.6	1750	Mar 2019	N/A
2203	\$545,000	2/2	\$344.9	1580	Mar 2018	N/A
2306	\$999,000	2/3	\$418.0	2390	Jan 2019	N/A
2403	\$729,000	2/2	\$461.4	1580	Aug 2014	N/A
2403	\$4,350/mth	2/2	\$2.8	1580	Aug 2014	N/A
2409...	\$2,750,000	3/4	\$606.9	4531	Mar 2019	N/A
2501	\$11,000/mth	3/3	\$4.6	2390	Jun 2017	LENARD DOR...
2504	\$5,400/mth	3/3	\$2.0	2690	Nov 2018	N/A
2508	\$549,000	2/2	\$347.5	1580	Mar 2019	N/A
2601	\$1,000,000	3/3	\$418.4	2390	Apr 2018	JOSEPH SILVER
2607	\$1,299,000	4/4	\$452.6	2870	Jan 2019	N/A
2708	\$625,000	2/2	\$395.6	1580	Mar 2019	N/A
2803	\$639,000	2/2	\$404.4	1580	May 2017	N/A
2803	\$4,500/mth	2/2	\$2.8	1580	Aug 2017	N/A
2808	\$3,900/mth	2/2	\$2.5	1580	May 2018	GROOVE ISLE...
2909	\$999,000	2/2	\$365.9	2730	Mar 2019	N/A

## Currently Listed

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ACTIVE LISTINGS 3/3

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
3002	\$1,300,000	3/3	\$469.3	2770	Jan 2019	N/A
3005	\$860,000	2/2	\$491.4	1750	Jan 2019	N/A