

Market Report

August, 2019



7000 ISL BLVD WILLIAMS ISL

7000 Island BLVD
Aventura, FL 33160

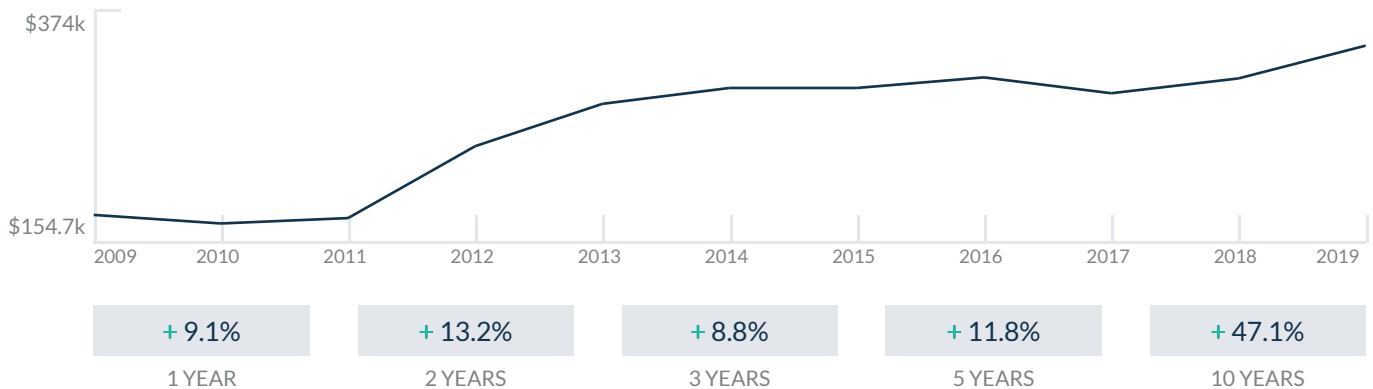
Every month we compile this comprehensive market report focus on 7000 ISL BLVD WILLIAMS ISL in this convenient and easy to read format. Our data comes from more than six different sources including MLS Associations, County Offices and Financial Institutions. Get this report for free every month on our website

7000williamsislandapartments.com.

Property Stats

POSTAL CODE 33160

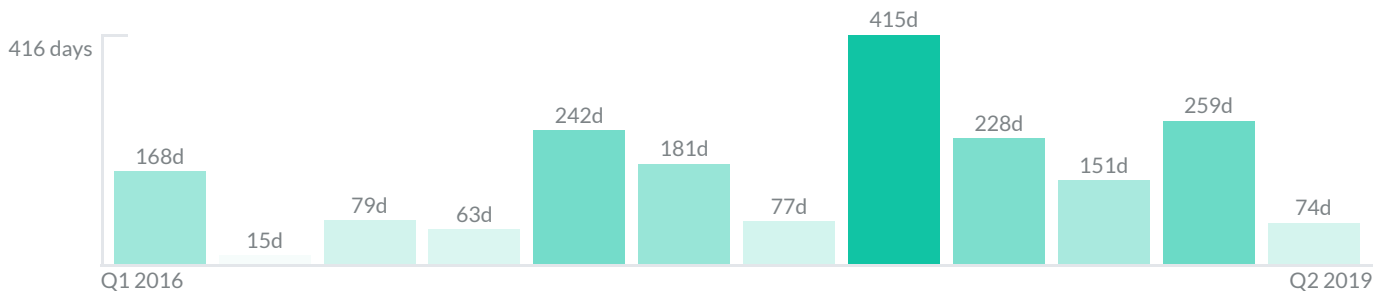
The property stats graph represents the median price evolution since ten years in your postal code area.



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

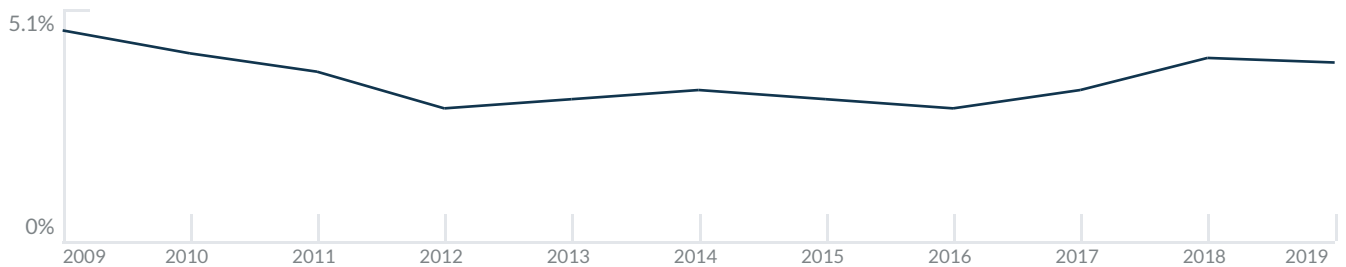
PER YEAR

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 7000 ISL BLVD WILLIAMS ISL

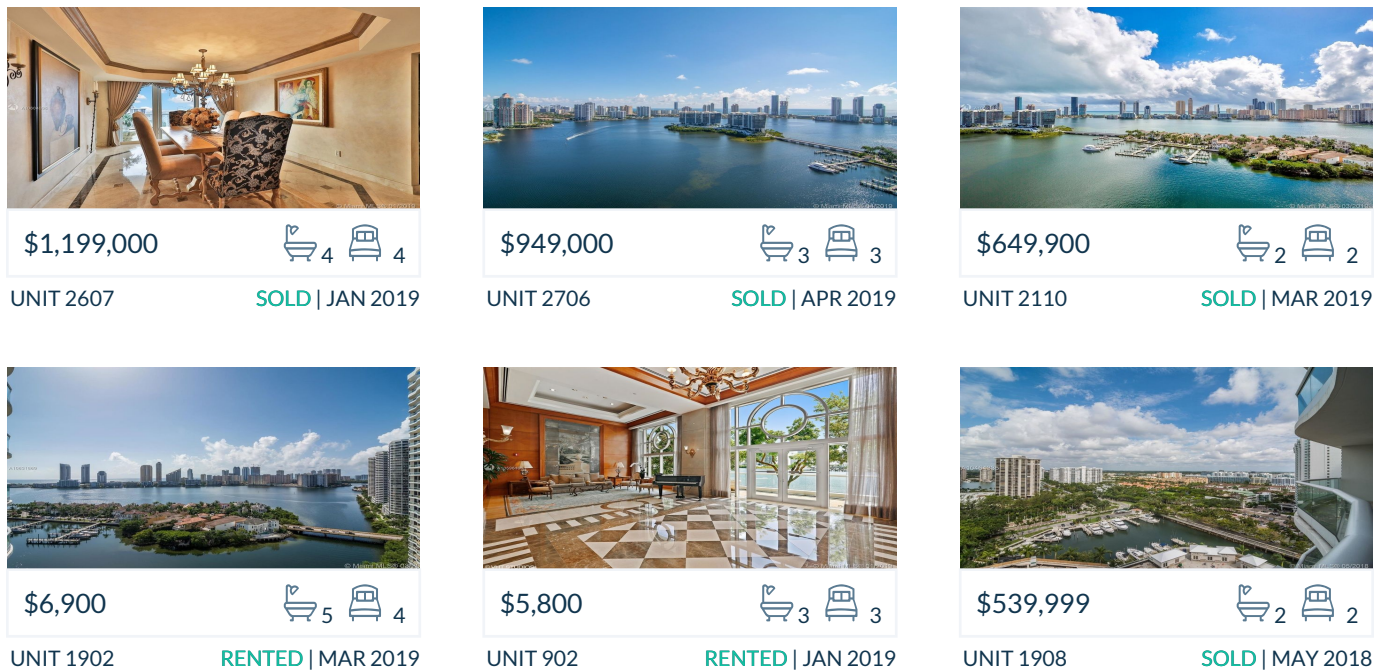
Below the average listing prices of available unit per property type.



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 |
|--------|-------------|------------|---------|-------|-------------|----------------|
| 2607 | \$1,199,000 | 4/4 | \$417.8 | 2,870 | Jun 2019 | 126 |
| 2706 | \$949,000 | 3/3 | \$397.1 | 2,390 | Jun 2019 | 7 |
| 2110 | \$649,900 | 2/2 | \$371.4 | 1,750 | Jun 2019 | 90 |
| 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 |

Rented

LAST 20 PROPERTIES RENTED IN 7000 ISL BLVD WILLIAMS ISL

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Rented Date | Days on Market |
|--------|----------|------------|---------|-------|-------------|----------------|
| 1902 | \$6,900 | 4/5 | \$2.2 | 3,080 | May 2019 | 76 |
| 902 | \$5,800 | 3/3 | \$2.1 | 2,770 | May 2019 | 66 |
| 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 |

Currently Listed

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 |
| PH-06 | \$18,000/mth | 3/5 | \$4.2 | 4260 | Apr 2019 | N/A |
| TS 30... | \$850,000 | 2/2 | \$485.7 | 1750 | Jul 2019 | N/A |
| 101 | \$800,000 | 3/3 | \$334.7 | 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 | \$1,700/mth | 0/1 | \$5.5 | 310 | Mar 2019 | N/A |
| 503 | \$499,999 | 2/2 | \$316.5 | 1580 | Jun 2018 | ANNA SCHON |
| 608 | \$529,000 | 2/2 | \$334.8 | 1580 | Jan 2018 | MANUEL CAL... |
| 707 | \$1,200,000 | 4/4 | \$418.1 | 2870 | Sep 2018 | N/A |
| 902 | \$795,000 | 3/3 | \$287.0 | 2770 | May 2018 | N/A |
| 905 | \$649,000 | 2/2 | \$370.9 | 1750 | Mar 2018 | N/A |
| 908 | \$525,000 | 2/2 | \$332.3 | 1580 | Apr 2019 | N/A |
| 1005 | \$695,000 | 2/2 | \$397.1 | 1750 | Sep 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 | \$4,000/mth | 2/2 | \$2.5 | 1580 | Mar 2014 | N/A |
| 1706 | \$900,000 | 3/3 | \$376.6 | 2390 | Jun 2016 | N/A |
| 1706 | \$6,000/mth | 3/3 | \$2.5 | 2390 | Dec 2018 | N/A |
| 1907 | \$1,195,000 | 3/4 | \$429.9 | 2780 | Jun 2018 | ERIC GUEDJ &... |

Currently Listed

ACTIVE LISTINGS 2/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|----------|--------------|------------|---------|------|--------------|---------------|
| 1907 | \$5,800/mth | 3/4 | \$2.0 | 2870 | Nov 2018 | N/A |
| 2203 | \$490,000 | 2/2 | \$310.1 | 1580 | Jul 2019 | N/A |
| 2203 | \$3,500/mth | 2/2 | \$2.2 | 1580 | Jul 2019 | N/A |
| 2306 | \$945,000 | 3/3 | \$395.4 | 2390 | Jun 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 |
| 2405 | \$4,000/mth | 2/2 | \$2.3 | 1750 | May 2019 | N/A |
| 2409/... | \$2,600,000 | 4/4 | \$573.8 | 4531 | Jun 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 |
| 2504 | \$999,530 | 3/3 | \$371.6 | 2690 | Apr 2019 | N/A |
| 2508 | \$549,000 | 2/2 | \$347.5 | 1580 | Mar 2019 | N/A |
| 2601 | \$975,000 | 3/3 | \$407.9 | 2390 | Apr 2018 | JOSEPH SILVER |
| 2604 | \$1,195,000 | 3/3 | \$444.2 | 2690 | May 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 |
| 2806 | \$5,700/mth | 3/3 | \$2.4 | 2390 | May 2019 | N/A |
| 2808 | \$3,500/mth | 2/2 | \$2.2 | 1580 | Jul 2019 | N/A |
| 2909 | \$999,000 | 2/2 | \$365.9 | 2730 | Mar 2019 | N/A |

Currently Listed

ACTIVE LISTINGS 3/3

| Unit | Price | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner |
|------|-------------|------------|---------|------|--------------|-------|
| 3002 | \$1,100,000 | 3/3 | \$397.1 | 2770 | Jan 2019 | N/A |