

# Market Report

March, 2020



## 7000 ISL BLVD WILLIAMS ISL

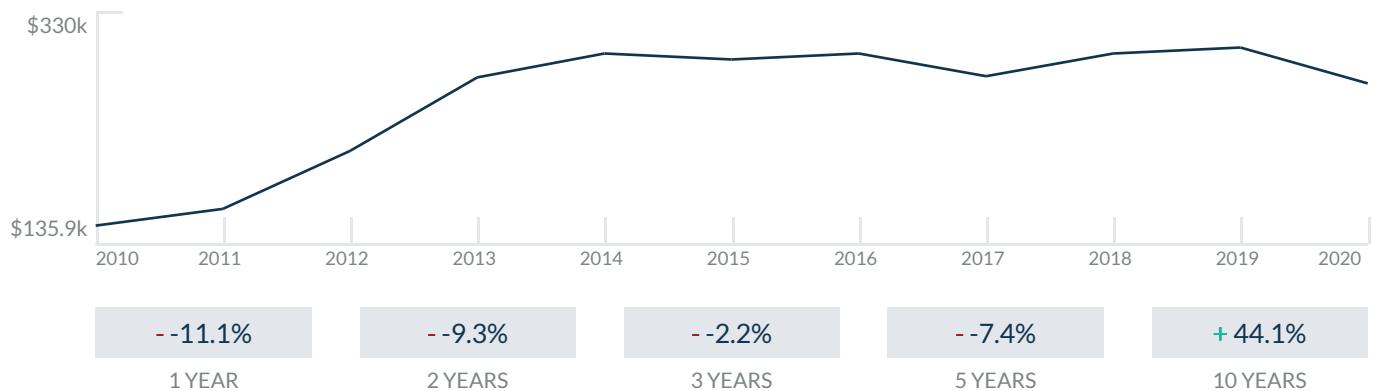
7000 Island BLVD  
Aventura, FL 33160

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

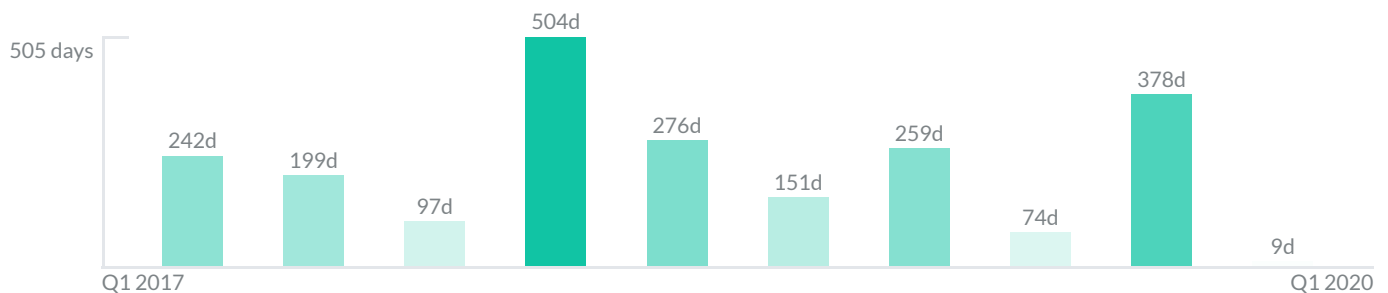
The property stats graph represents the median price evolution since ten years in your postal code area.



### 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 Unites States retrieved from Freddie Mac©

30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



# Schools

CLOSEST

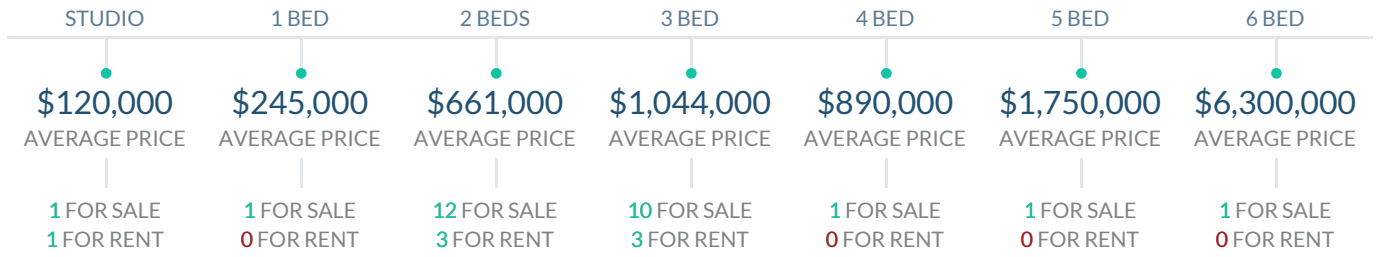
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

| 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

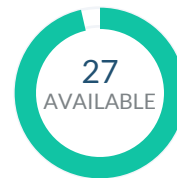
IN 7000 ISL BLVD WILLIAMS ISL

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



-1.8% to 7%  
CAP RATE  
Yearly net income when rent

4.5%  
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 7000 ISL BLVD WILLIAMS ISL

NO PHOTO AVAILABLE

\$1,599,000 5 3

UNIT 2409/2410 **SOLD** | FEB 2020

\$945,000 5 4

UNIT 707 **SOLD** | FEB 2020

NO PHOTO AVAILABLE

\$5,700 4 3

UNIT 2806 **RENTED** | FEB 2020

\$6,000 4 3

UNIT 1706 **RENTED** | FEB 2020

\$795,000 4 3

UNIT 902 **SOLD** | FEB 2020

\$5,300 5 3

UNIT 1907 **RENTED** | FEB 2020

## Sold

LAST 20 PROPERTIES SOLD IN 7000 ISL BLVD WILLIAMS ISL

| Unit     | Price       | Beds/Baths | \$/Sqft | Sqft  | Buying Date | Days on Market |
|----------|-------------|------------|---------|-------|-------------|----------------|
| 2409/... | \$1,599,000 | 3/5        | \$585.7 | 2,730 | Feb 2020    | 9              |
| 707      | \$945,000   | 4/5        | \$329.3 | 2,870 | Dec 2019    | 458            |
| 902      | \$795,000   | 3/4        | \$287.0 | 2,770 | Nov 2019    | 533            |
| 2306     | \$945,000   | 3/4        | \$395.4 | 2,390 | Nov 2019    | 142            |
| 2607     | \$1,199,000 | 4/5        | \$417.8 | 2,870 | Jun 2019    | 126            |
| 2706     | \$949,000   | 3/4        | \$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   | 3/4        | \$417.0 | 2,386 | Feb 2019    | 265            |
| 1709     | \$999,000   | 3/3        | \$365.9 | 2,730 | Jan 2019    | 211            |
| 1705     | \$750,000   | 2/2        | \$428.6 | 1,750 | Nov 2018    | 151            |
| TH-111   | \$1,750,000 | 4/6        | \$365.3 | 4,790 | Jul 2018    | 83             |
| 2105     | \$850,000   | 2/2        | \$485.7 | 1,750 | Jul 2018    | 373            |
| 2105     | \$850,000   | 2/2        | \$485.7 | 1,750 | Jul 2018    | 373            |
| 1801     | \$899,000   | 3/3        | \$376.2 | 2,390 | Jun 2018    | 684            |
| 1801     | \$899,000   | 3/4        | \$376.2 | 2,390 | Jun 2018    | 684            |
| 1701     | \$845,000   | 2/3        | \$408.2 | 2,070 | Jun 2018    | 145            |
| 1001     | \$1,050,000 | 3/4        | \$439.3 | 2,390 | Mar 2018    | 46             |
| 2309     | \$799,999   | 2/3        | \$293.0 | 2,730 | Mar 2018    | 26             |
| BV-10    | \$639,000   | 2/2        | \$365.1 | 1,750 | Mar 2018    | 158            |

## Rented

LAST 20 PROPERTIES RENTED IN 7000 ISL BLVD WILLIAMS ISL

| Unit  | Price    | Beds/Baths | \$/Sqft | Sqft  | Rented Date | Days on Market |
|-------|----------|------------|---------|-------|-------------|----------------|
| 2806  | \$5,700  | 3/4        | \$2.4   | 2,390 | Dec 2019    | N/A            |
| 1706  | \$6,000  | 3/4        | \$2.5   | 2,390 | Dec 2019    | 320            |
| 1907  | \$5,300  | 3/5        | \$1.8   | 2,870 | Nov 2019    | 350            |
| 1005  | \$4,500  | 2/2        | \$2.6   | 1,750 | Nov 2019    | N/A            |
| 1608  | \$4,000  | 2/2        | \$2.5   | 1,580 | Oct 2019    | 1095           |
| 1502  | \$4,990  | 3/4        | \$1.8   | 2,770 | Jul 2019    | 284            |
| 1902  | \$6,900  | 4/5        | \$2.2   | 3,080 | May 2019    | 76             |
| 902   | \$5,800  | 3/4        | \$2.1   | 2,770 | May 2019    | 66             |
| 503   | \$3,350  | 2/2        | \$2.1   | 1,580 | Jan 2019    | 446            |
| 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  | 3/4        | \$2.4   | 2,390 | Nov 2018    | 147            |
| 605   | \$3,800  | 2/2        | \$2.2   | 1,750 | Oct 2018    | 20             |
| 2609  | \$4,500  | 2/3        | \$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  | 4/5        | \$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            |

## Currently Listed

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ACTIVE LISTINGS 1/2

| Unit     | Price        | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|----------|--------------|------------|---------|------|--------------|-----------------|
| PH-06    | \$18,000/mth | 3/5        | \$4.2   | 4260 | Feb 2020     | HILLEL WEIN...  |
| TS 30... | \$850,000    | 2/2        | \$485.7 | 1750 | Feb 2020     |                 |
| PH-06    | \$1,995,000  | 3/5        | \$468.3 | 4260 | Feb 2020     | HILLEL WEIN...  |
| LS-309   | \$245,000    | 1/1        | \$335.6 | 730  | Feb 2020     | MARIA ESPER...  |
| PH2-3    | \$6,300,000  | 6/7        | \$818.2 | 7700 | Feb 2020     | ANNA EZRATTI    |
| 101      | \$780,000    | 3/4        | \$326.4 | 2390 | Feb 2020     | SALVATORE S...  |
| 110      | \$700,000    | 3/3        | \$324.1 | 2160 | Feb 2020     | JOAQUIN F BL... |
| 210      | \$790,000    | 3/3        | \$365.7 | 2160 | Feb 2020     | YOLANDA FA...   |
| 312      | \$119,900    | 0/1        | \$386.8 | 310  | Feb 2020     | N/A             |
| 312      | \$1,700/mth  | 0/1        | \$5.5   | 310  | Feb 2020     | N/A             |
| 407      | \$890,000    | 4/5        | \$310.1 | 2870 | Feb 2020     | FRIDA SAPOZ...  |
| 503      | \$499,999    | 2/2        | \$316.5 | 1580 | Feb 2020     | ANNA SCHON      |
| 507      | \$1,100,000  | 3/5        | \$383.3 | 2870 | Feb 2020     | ILANA TABAC...  |
| 905      | \$649,000    | 2/2        | \$370.9 | 1750 | Feb 2020     | N/A             |
| 908      | \$450,000    | 2/2        | \$284.8 | 1580 | Feb 2020     | FRUTERA SAN...  |
| 908      | \$3,300/mth  | 2/2        | \$2.1   | 1580 | Feb 2020     | FRUTERA SAN...  |
| 1005     | \$695,000    | 2/2        | \$397.1 | 1750 | Feb 2020     | N/A             |
| 1105     | \$795,000    | 2/2        | \$454.3 | 1750 | Feb 2020     | N/A             |
| 1407     | \$1,750,000  | 5/6        | \$550.3 | 3180 | Feb 2020     | MERIDIAN GR...  |
| 1510     | \$725,000    | 2/2        | \$414.3 | 1750 | Feb 2020     | NILI HERRIN     |

## Currently Listed

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ACTIVE LISTINGS 2/2

| Unit | Price        | Beds/Baths | \$/Sqft | Sqft | Listing Date | Owner           |
|------|--------------|------------|---------|------|--------------|-----------------|
| 2203 | \$429,900    | 2/2        | \$272.1 | 1580 | Feb 2020     |                 |
| 2203 | \$3,500/mth  | 2/2        | \$2.2   | 1580 | Feb 2020     |                 |
| 2403 | \$729,000    | 2/2        | \$461.4 | 1580 | Feb 2020     | N/A             |
| 2403 | \$4,450/mth  | 2/2        | \$2.8   | 1580 | Feb 2020     | N/A             |
| 2501 | \$11,000/mth | 3/4        | \$4.6   | 2390 | Feb 2020     | LENARD DOR...   |
| 2504 | \$1,000,000  | 3/3        | \$371.7 | 2690 | Feb 2020     | SIMPATICA IN... |
| 2504 | \$5,400/mth  | 3/3        | \$2.0   | 2690 | Feb 2020     | SIMPATICA IN... |
| 2506 | \$995,000    | 3/4        | \$416.3 | 2390 | Feb 2020     | SHELDON M...    |
| 2508 | \$535,000    | 2/2        | \$338.6 | 1580 | Feb 2020     | GUINEVERE A...  |
| 2601 | \$975,000    | 3/4        | \$407.9 | 2390 | Feb 2020     | JOSEPH SILVER   |
| 2708 | \$575,000    | 2/2        | \$363.9 | 1580 | Feb 2020     | N/A             |
| 2806 | \$1,200,000  | 3/4        | \$502.1 | 2390 | Feb 2020     | N/A             |
| 2909 | \$999,000    | 2/3        | \$365.9 | 2730 | Feb 2020     | DAGMAR KO...    |
| 3001 | \$900,000    | 3/4        | \$434.8 | 2070 | Feb 2020     | N/A             |