

Market Report

February, 2021



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

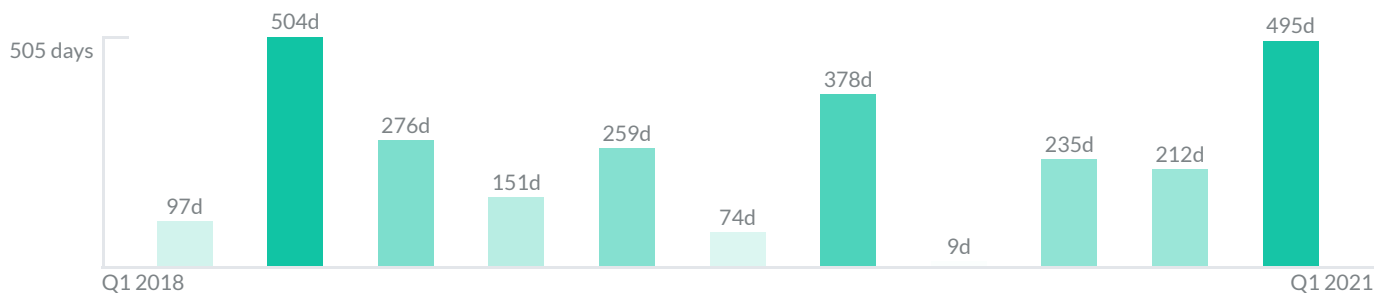
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

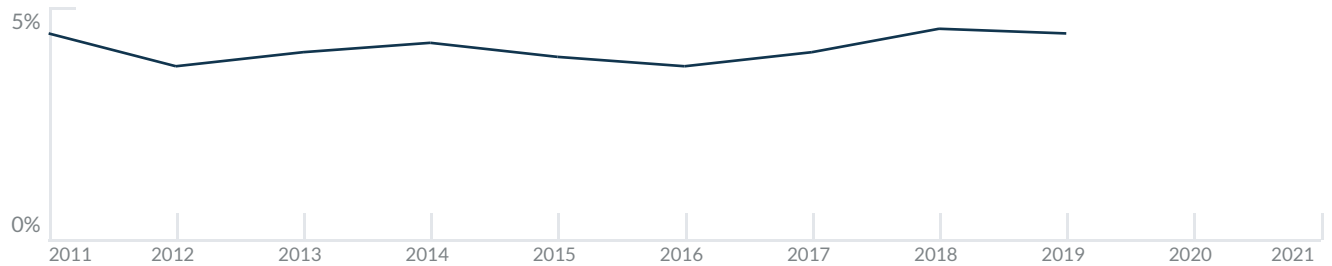


Mortgage Rates

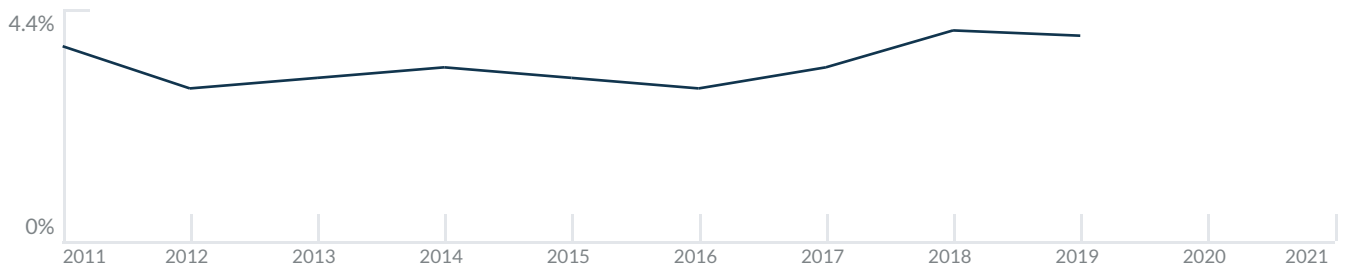
PER YEAR

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©

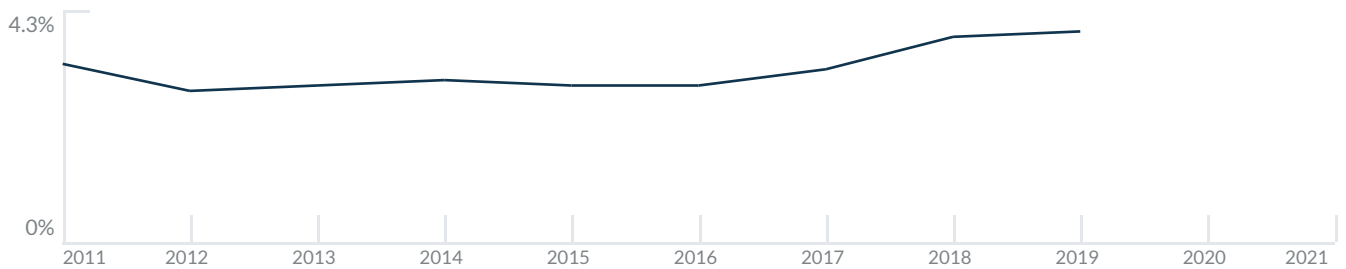
30 YEARS FIXED 4.4%



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

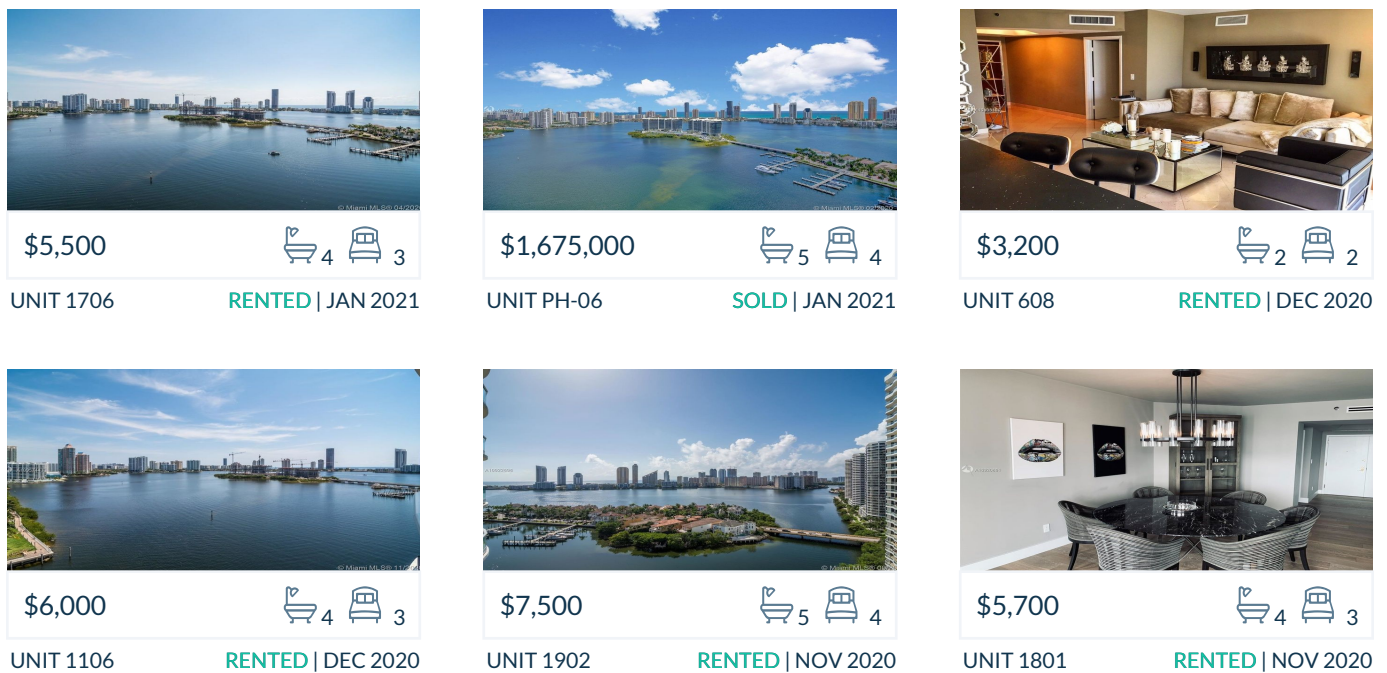
Below the average listing prices of available unit per property type.



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
PH-06	\$1,675,000	4/5	\$393.2	4,260	Jan 2021	495
407	\$770,000	3/5	\$268.3	2,870	Oct 2020	56
2203	\$349,000	2/2	\$220.9	1,580	Oct 2020	367
110	\$700,000	3/3	\$324.1	2,160	Aug 2020	235
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

Rented

LAST 20 PROPERTIES RENTED IN 7000 ISL BLVD WILLIAMS ISL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
1706	\$5,500	3/4	\$2.3	2,390	Jan 2021	262
608	\$3,200	2/2	\$2.0	1,580	Dec 2020	266
1106	\$6,000	3/4	\$2.5	2,390	Dec 2020	28
1902	\$7,500	4/5	\$2.4	3,080	Nov 2020	22
1801	\$5,700	3/4	\$2.4	2,390	Nov 2020	60
1504	\$5,100	3/3	\$1.9	2,690	Oct 2020	56
908	\$3,300	2/2	\$2.1	1,580	Oct 2020	232
2504	\$5,400	3/3	\$2.0	2,690	Sep 2020	274
1907	\$5,300	3/5	\$1.8	2,870	Sep 2020	129
312	\$1,500	0/1	\$4.8	310	Aug 2020	511
2808	\$3,500	2/2	\$2.2	1,580	Jul 2020	38
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

Currently Listed

ACTIVE LISTINGS 1/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
BV-05	\$559,000	2/2	\$319.4	1750	Jan 2021	ANTONIO FE...
101	\$650,000	3/4	\$272.0	2390	Jan 2021	SALVATORE S...
210	\$685,000	3/3	\$317.1	2160	Dec 2020	YOLANDA FA...
503	\$499,999	2/2	\$316.5	1580	Dec 2020	ANNA SCHON
507	\$970,000	3/5	\$338.0	2870	Jan 2021	ILANA TABAC...
803	\$4,800/mth	2/2	\$3.0	1580	Sep 2020	N/A
901	\$789,000	3/4	\$330.1	2390	Dec 2020	ROBERT I FAG...
905	\$649,000	2/2	\$370.9	1750	Nov 2020	N/A
908	\$450,000	2/2	\$284.8	1580	Jan 2021	FRUTERA SAN...
1105	\$745,000	2/2	\$425.7	1750	Nov 2020	N/A
1407	\$1,625,000	5/6	\$511.0	3180	Nov 2020	MERIDIAN GR...
1504	\$975,000	3/3	\$362.5	2690	Nov 2020	MARIA GUAD...
1510	\$625,000	2/2	\$357.1	1750	Dec 2020	NILI HERRIN
1706	\$900,000	3/4	\$376.6	2390	Nov 2020	N/A
2403	\$729,000	2/2	\$461.4	1580	Nov 2020	N/A
2403	\$4,550/mth	2/2	\$2.9	1580	Dec 2020	N/A
2503	\$549,000	2/2	\$347.5	1580	Jan 2021	LUCIANO A S...
2504	\$1,000,000	3/3	\$371.7	2690	Nov 2020	SIMPATICA IN...
2506	\$795,000	3/4	\$332.6	2390	Dec 2020	SHELDON M...
2601	\$975,000	3/4	\$407.9	2390	Nov 2020	JOSEPH SILVER

Currently Listed

ACTIVE LISTINGS 2/2

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
2708	\$575,000	2/2	\$363.9	1580	Nov 2020	N/A
2803	\$539,000	2/2	\$341.1	1580	Nov 2020	N/A
3005	\$790,000	2/2	\$451.4	1750	Dec 2020	
3009	\$1,100,000	2/3	\$402.9	2730	Nov 2020	MARK A DOM...