

Market Report

October, 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

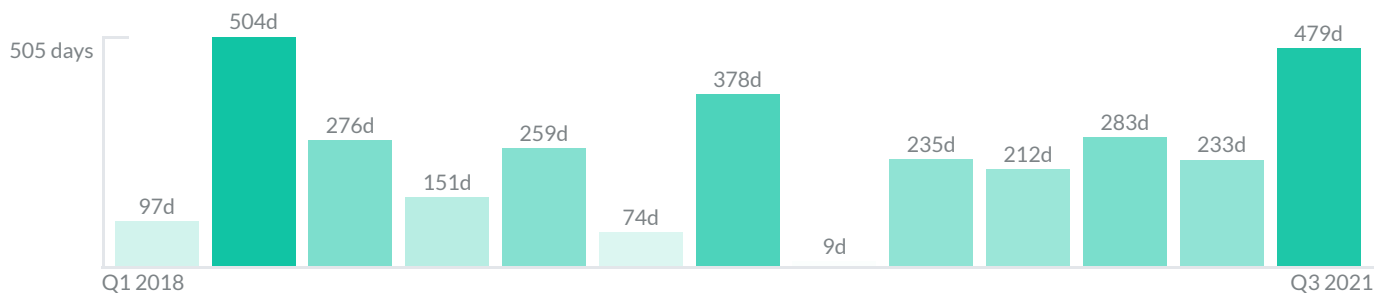
The property stats graph represents the median price evolution since ten years in your postal code area.



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!

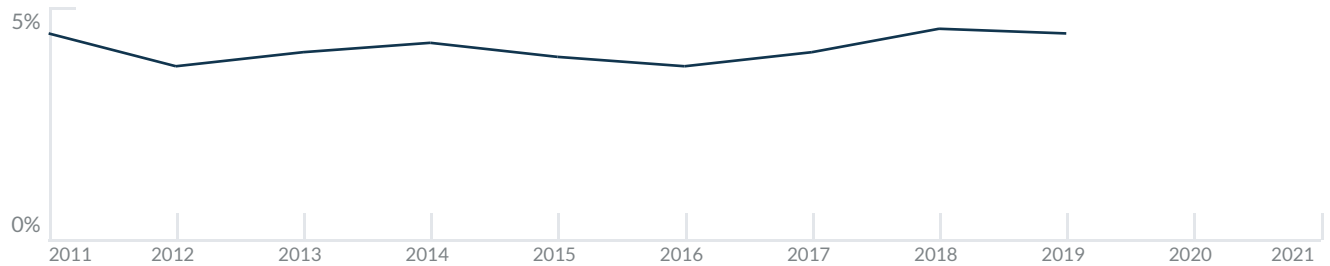


Mortgage Rates

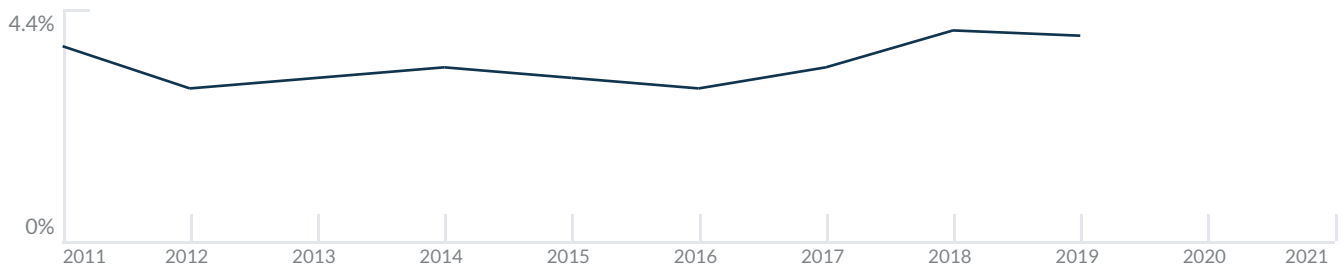
PER YEAR

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©

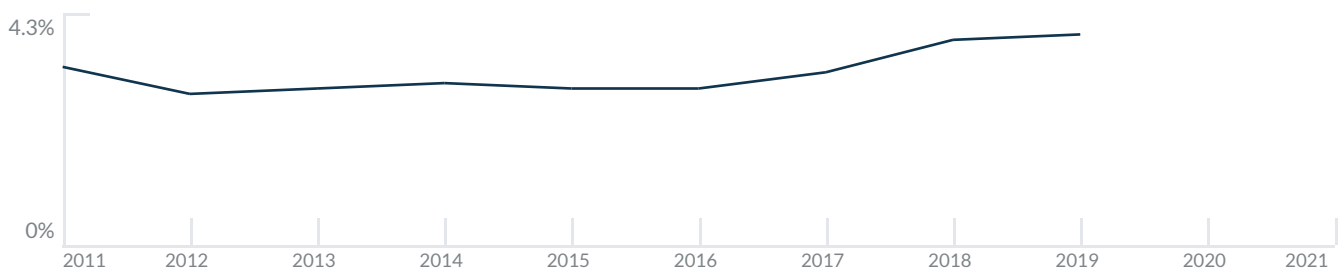
30 YEARS FIXED 4.4%



15 YEARS FIXED 3.9%



5/1-YEAR ADJUSTABLE 3.9%



Schools

CLOSEST

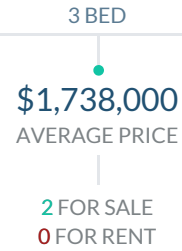
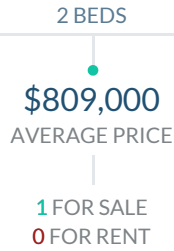
Having good schools nearby is important if you have kids or plan to rent or sell your home. Ratings are retrieved from the leading independent and nonprofit GreatSchools©

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

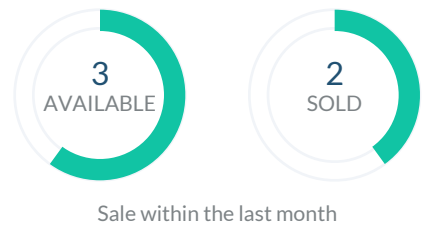
IN 7000 ISL BLVD WILLIAMS ISL

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



1.6% to 4%
CAP RATE
Yearly net income when rent

4.5%
NEGOTIABILITY
What you can negotiate



Activity

SOLD OR RENTED

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

\$599,000

2 2

UNIT 2103

SOLD | SEP 2021

\$840,000

2 2

UNIT 1205

SOLD | SEP 2021

\$899,000

3 3

UNIT 1809

SOLD | JUL 2021

\$685,000

3 3

UNIT 210

SOLD | JUL 2021

\$825,000

2 2

UNIT 1705

SOLD | JUL 2021

\$790,000

2 2

UNIT 3005

SOLD | JUL 2021

Sold

LAST 20 PROPERTIES SOLD IN 7000 ISL BLVD WILLIAMS ISL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Buying Date	Days on Market
2103	\$599,000	2/2	\$379.1	1,580	Sep 2021	N/A
1205	\$840,000	2/2	\$480.0	1,750	Sep 2021	4
1809	\$899,000	3/3	\$329.3	2,730	Jul 2021	39
210	\$685,000	3/3	\$317.1	2,160	Jul 2021	1852
1705	\$825,000	2/2	\$471.4	1,750	Jul 2021	21
3005	\$790,000	2/2	\$451.4	1,750	Jun 2021	271
1005	\$697,000	2/2	\$398.3	1,750	Jun 2021	32
1706	\$900,000	3/4	\$376.6	2,390	Jun 2021	338
BV-01	\$750,000	3/4	\$313.8	2,390	Jun 2021	23
905	\$649,000	2/2	\$370.9	1,750	Jun 2021	561
101	\$650,000	3/4	\$272.0	2,390	Jun 2021	267
2503	\$539,000	2/2	\$341.1	1,580	Jun 2021	218
3009	\$1,100,000	3/3	\$402.9	2,730	May 2021	218
3003	\$675,000	2/2	\$427.2	1,580	May 2021	51
901	\$789,000	3/4	\$330.1	2,390	Apr 2021	231
3002	\$930,000	3/5	\$335.7	2,770	Apr 2021	65
312	\$119,900	0/1	\$386.8	310	Apr 2021	696
3001	\$880,000	3/4	\$425.1	2,070	Apr 2021	55
1105	\$745,000	2/2	\$425.7	1,750	Mar 2021	491
BV-05	\$559,000	2/2	\$319.4	1,750	Mar 2021	83

Rented

LAST 20 PROPERTIES RENTED IN 7000 ISL BLVD WILLIAMS ISL

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Rented Date	Days on Market
403	\$4,000	2/2	\$2.5	1,580	Jun 2021	50
PH-01	\$17,000	4/4	\$4.0	4,260	May 2021	26
808	\$3,300	2/2	\$2.1	1,580	Apr 2021	21
2808	\$3,700	2/2	\$2.3	1,580	Mar 2021	18
605	\$3,600	2/2	\$2.1	1,750	Feb 2021	246
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

Currently Listed

ACTIVE LISTINGS 1/1

Unit	Price	Beds/Baths	\$/Sqft	Sqft	Listing Date	Owner
PH-08	\$2,200,000	3/3	\$827.1	2660	Sep 2021	ANNIE ARRO...
504	\$1,275,000	3/3	\$474.0	2690	Sep 2021	VAHIK BABAI...
1901	\$808,888	2/3	\$390.8	2070	Sep 2021	ADA GAMS