

Unit 403 - Spear

403 - 6103 Aqua Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11376902
Status:	Active
Size:	2,343 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,895,000
List PPSF:	\$1,236
Valuated Price:	\$1,882,000
Valuated PPSF:	\$803

The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.

Building Information

Number of units:	60
Number of active listings for rent:	3
Number of active listings for sale:	3
Building inventory for sale:	5%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	0

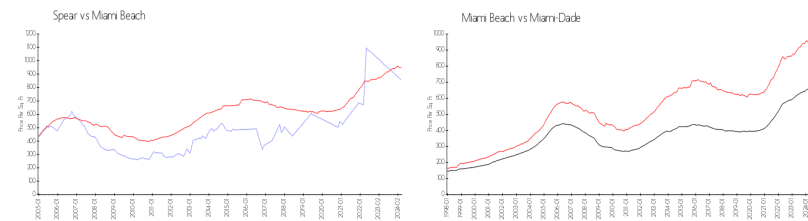
Building Association Information

Continental Group Inc Management Co 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquaassociation.net
 Sub-association - Spear @ Aqua Condominium Association Inc
 aquaassistant@aquaassociation.net

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,773 sq ft	Jan 2024	\$1,480,000	\$835
201	1,367 sq ft	May 2023	\$615,000	\$450

Market Information



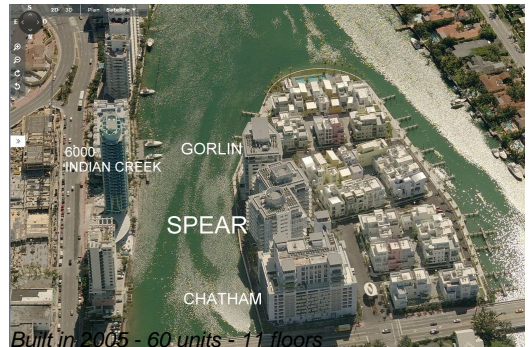
Spear:	\$858/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Spear	5%
Miami Beach	4%
Miami-Dade	3%

Avg. Time to Close Over Last 12 Months

Spear	46 days
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Miami Beach
Miami-Dade

98 days
81 days