

# Unit 15-P - Aquasol

15-P - 6770 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

|                 |                        |
|-----------------|------------------------|
| MLS Number:     | A11505314              |
| Status:         | Active                 |
| Size:           | 1,326 Sq ft.           |
| Bedrooms:       | 2                      |
| Full Bathrooms: | 2                      |
| Half Bathrooms: |                        |
| Parking Spaces: | 1 Space, Guest Parking |
| View:           |                        |
| List Price:     | \$497,900              |
| List PPSF:      | \$375                  |
| Valuated Price: | \$493,000              |
| Valuated PPSF:  | \$372                  |

*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:                         | 226 |
| Number of active listings for rent:      | 0   |
| Number of active listings for sale:      | 15  |
| Building inventory for sale:             | 6%  |
| Number of sales over the last 12 months: | 14  |
| Number of sales over the last 6 months:  | 7   |
| Number of sales over the last 3 months:  | 2   |

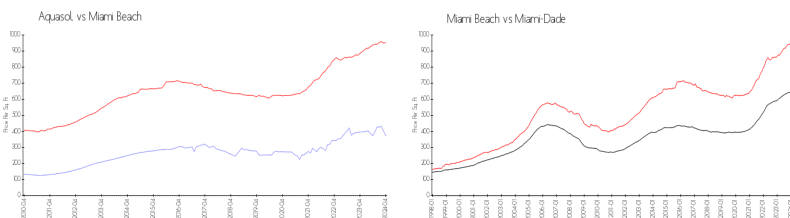
## Building Association Information

Aquasol Condominium Association Inc  
 6770 Indian Creek Drive  
 Miami Beach, FL 33141  
 Phone: (305) 868-6770

## Recent Sales

| Unit # | Size        | Closing Date | Sale Price | PPSF  |
|--------|-------------|--------------|------------|-------|
| 15A    | 910 sq ft   | Apr 2024     | \$338,000  | \$371 |
| 4S     | 910 sq ft   | Feb 2024     | \$350,000  | \$385 |
| 10-E   | 1,326 sq ft | Jan 2024     | \$590,000  | \$445 |
| 9K     |             | Dec 2023     | \$425,000  |       |
| 12P    | 1,326 sq ft | Dec 2023     | \$610,000  | \$460 |
| 15M    | 910 sq ft   | Dec 2023     | \$351,000  | \$386 |

## Market Information



|              |               |              |               |
|--------------|---------------|--------------|---------------|
| Aquasol:     | \$373/sq. ft. | Miami Beach: | \$952/sq. ft. |
| Miami Beach: | \$952/sq. ft. | Miami-Dade:  | \$698/sq. ft. |

## Inventory for Sale

|             |    |
|-------------|----|
| Aquasol     | 7% |
| Miami Beach | 4% |
| Miami-Dade  | 3% |



### **Avg. Time to Close Over Last 12 Months**

|             |         |
|-------------|---------|
| Aquasol     | 95 days |
| Miami Beach | 98 days |
| Miami-Dade  | 81 days |