

Unit 701 - Spear

701 - 6103 Aqua Av, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11522128
 Status: Active
 Size: 2,752 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking
 View:
 List Price: \$3,200,000
 List PPSF: \$1,163
 Valuated Price: \$2,278,000
 Valuated PPSF: \$828

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

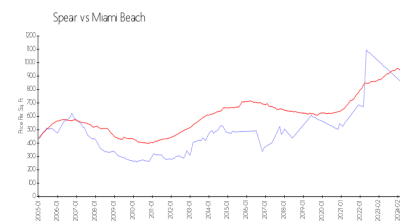
Building Association Information

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

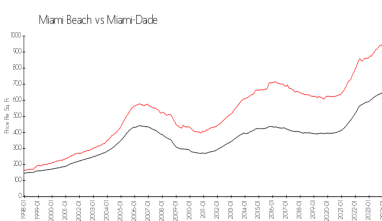
Recent Sales

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.

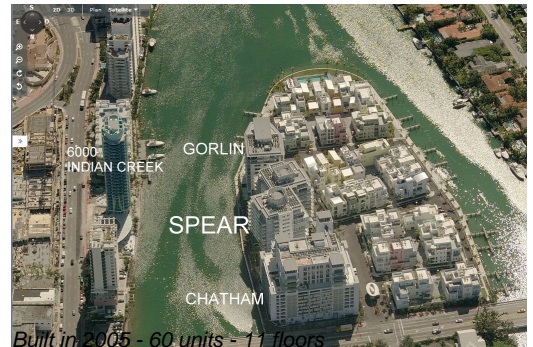


Miami Beach: \$952/sq. ft.
 Miami-Dade: \$698/sq. ft.

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



Spear
Miami Beach
Miami-Dade

46 days
98 days
81 days