

# Unit 301 - Spear

301 - 6103 Aqua Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11530698  
 Status: Active  
 Size: 2,203 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: 2 Or More Spaces,Covered Parking,Guest Parking,Valet Parking  
 View:  
 List Price: \$1,725,000  
 List PPSF: \$783  
 Valuated Price: \$1,844,000  
 Valuated PPSF: \$837

*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

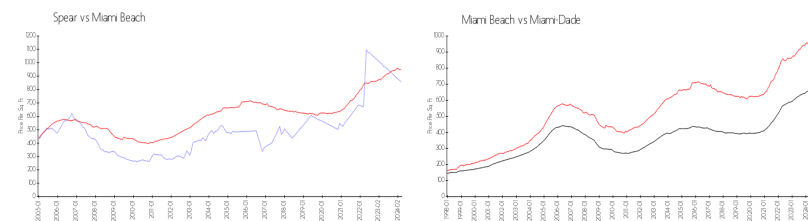
## Building Association Information

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

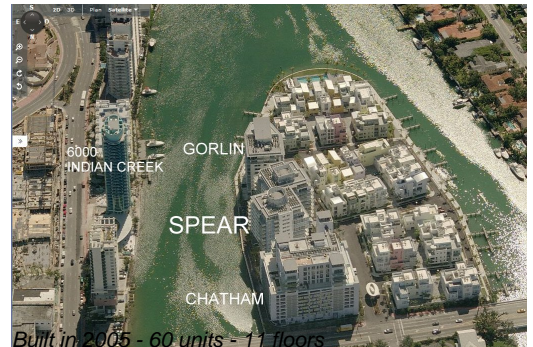


Spear: \$858/sq. ft.      Miami Beach: \$952/sq. ft.  
 Miami Beach: \$952/sq. ft.      Miami-Dade: \$698/sq. ft.

## 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