

# Unit 8-R - Aquasol

8-R - 6770 Indian Creek Dr, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number:	A11553775
Status:	Active
Size:	910 Sq ft.
Bedrooms:	1
Full Bathrooms:	1
Half Bathrooms:	1
Parking Spaces:	Guest Parking, Valet Parking
View:	
List Price:	\$395,500
List PPSF:	\$435
Valuated Price:	\$315,000
Valuated PPSF:	\$346

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

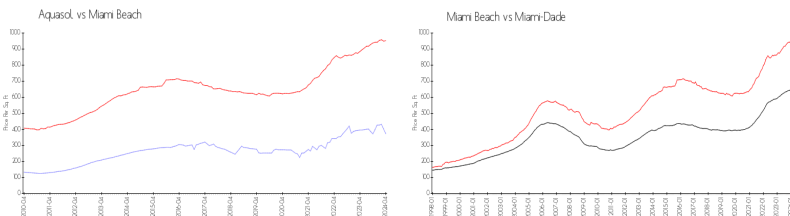
## Building Association Information

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