

Unit B4 L4 - Aqua at Allison Island

B4 L4 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11568471
 Status: Active
 Size: 4,574 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Fee Simple Garage

View:
 List Price: \$5,495,000
 List PPSF: \$1,201
 Valuated Price: \$4,215,000
 Valuated PPSF: \$920

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: 46
 Number of active listings for rent: 1
 Number of active listings for sale: 6
 Building inventory for sale: 13%
 Number of sales over the last 12 months: 2
 Number of sales over the last 6 months: 0
 Number of sales over the last 3 months: 0

Building Association Information

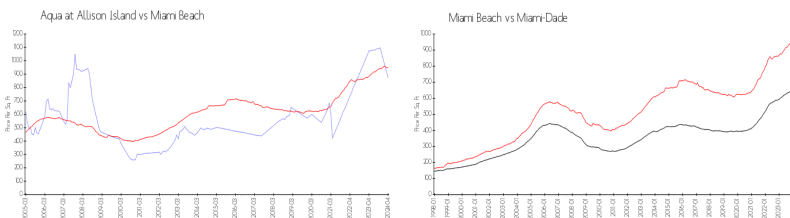
Continental Group Inc Management Co
 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquassociation.net
 Sub-association - Aqua Island Homes Association
 aquaassistant@aquassociation.net

<http://www.aqua.net/index.php>

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,647 sq ft	Nov 2023	\$3,154,000	\$865
	3,886 sq ft	Aug 2023	\$2,350,000	\$605

Market Information



Aqua at Allison Island:	\$874/sq. ft.	Miami Beach:	\$952/sq. ft.
Miami Beach:	\$952/sq. ft.	Miami-Dade:	\$698/sq. ft.

Inventory for Sale

Aqua at Allison Island 13%
 Miami Beach 4%



Miami-Dade

3%

Avg. Time to Close Over Last 12 Months

Aqua at Allison Island	179 days
Miami Beach	98 days
Miami-Dade	81 days