

# Unit 401 - Spear

401 - 6103 Aqua Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11668742  
 Status: Active  
 Size: 2,203 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms: 1  
 Parking Spaces: Assigned Parking,Covered Parking,Guest Parking  
 View:  
 List Price: \$2,200,000  
 List PPSF: \$999  
 Valuated Price: \$2,280,000  
 Valuated PPSF: \$1,035

*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: 2  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 1  
 Number of sales over the last 6 months: 0  
 Number of sales over the last 3 months: 0

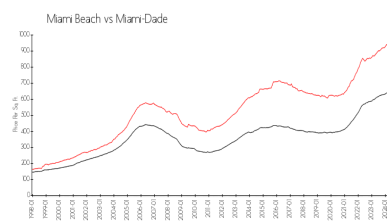
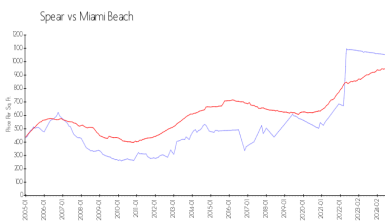
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
805	1,773 sq ft	Jan 2024	\$1,480,000	\$835

## Market Information



Spear:	\$1050/sq. ft.	Miami Beach:	\$951/sq. ft.
Miami Beach:	\$951/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Spear 20 days  
 Miami Beach 102 days  
 Miami-Dade 86 days

