

Unit B6 L2 - Aqua at Allison Island

B6 L2 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number: A11702496
 Status: Active
 Size: 3,741 Sq ft.
 Bedrooms: 5
 Full Bathrooms: 5
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$3,250,000
 List PPSF: \$869
 Valuated Price: \$2,978,000
 Valuated PPSF: \$798

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: 3
 Building inventory for sale: 6%
 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: 1

Building Association Information

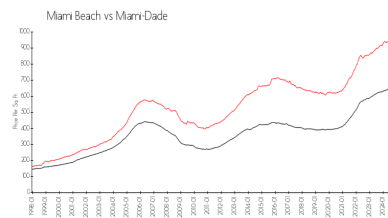
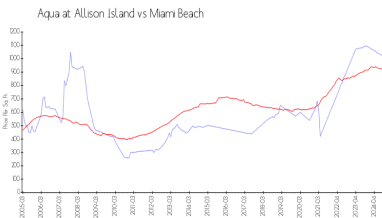
Continental Group Inc Management Co
 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquaassociation.net
 Sub-association - Aqua Island Homes Association
 aquaassistant@aquaassociation.net

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,741 sq ft	Nov 2024	\$3,402,500	\$910
	4,069 sq ft	Jun 2024	\$3,680,000	\$904

Market Information



Aqua at Allison Island:	\$1008/sq. ft.	Miami Beach:	\$936/sq. ft.
Miami Beach:	\$936/sq. ft.	Miami-Dade:	\$693/sq. ft.

Inventory for Sale

Aqua at Allison Island: 7%
 Miami Beach: 5%
 Miami-Dade: 4%

Avg. Time to Close Over Last 12 Months



Aqua at Allison Island
Miami Beach
Miami-Dade

195 days
104 days
88 days