

# Unit 403 - Spear

403 - 6103 Aqua Av, Miami Beach, FL, Miami-Dade 33141

## Unit Information

MLS Number: A11376902  
Status: Active  
Size: 2,343 Sq ft.  
Bedrooms: 3  
Full Bathrooms: 3  
Half Bathrooms: 1  
Parking Spaces: 2 Or More Spaces  
View:  
List Price: \$2,895,000  
List PPSF: \$1,236  
Valuated Price: \$1,843,000  
Valuated PPSF: \$787

*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: 1  
Number of sales over the last 6 months: 1  
Number of sales over the last 3 months: 0

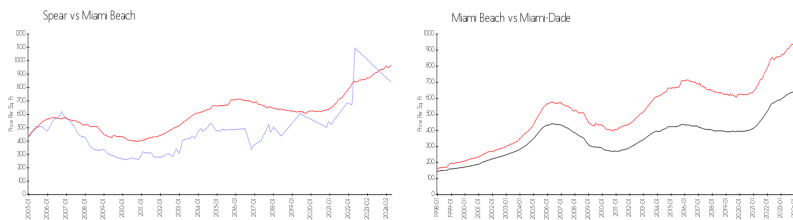
## Building Association Information

Continental Group Inc Management Co 305-864-0199  
Aqua Allison Island Associations aquaadmin@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:	\$840/sq. ft.	Miami Beach:	\$968/sq. ft.
Miami Beach:	\$968/sq. ft.	Miami-Dade:	\$703/sq. ft.

## Inventory for Sale

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

## Avg. Time to Close Over Last 12 Months

Spear	20 days
Miami Beach	97 days

