

Unit B10 L10 - Aqua at Allison Island

B10 L10 - 250 W 63 St, Miami Beach, FL, Miami-Dade 33141

Unit Information

MLS Number:	A11480085
Status:	Active
Size:	4,069 Sq ft.
Bedrooms:	5
Full Bathrooms:	4
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces,Covered Parking
View:	
List Price:	\$3,848,000
List PPSF:	\$946
Valuated Price:	\$3,743,000
Valuated PPSF:	\$919

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:	5
Building inventory for sale:	10%
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

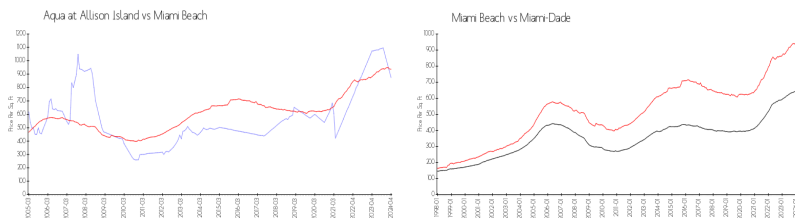
Continental Group Inc Management Co
 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquaassociation.net
 Sub-association - Aqua Island Homes Association
 aquaassistant@aquaassociation.net

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	3,647 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:	\$937/sq. ft.
Miami Beach:	\$937/sq. ft.	Miami-Dade:	\$695/sq. ft.

Inventory for Sale

Aqua at Allison Island	11%
Miami Beach	4%
Miami-Dade	3%



Avg. Time to Close Over Last 12 Months

Aqua at Allison Island	179 days
Miami Beach	97 days
Miami-Dade	81 days