

Unit B6 L2 - Aqua at Allison Island

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

Unit Information

MLS Number: A11520626
 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: \$2,574,000
 Valuated PPSF: \$690

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

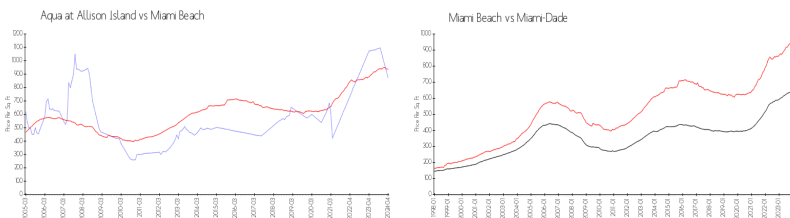
Continental Group Inc Management Co
 305-864-0199
 Aqua Allison Island Associations aquaadmin@aquaassociation.net
 Sub-association - Aqua Island Homes Association
 aquaassistant@aquaassociation.net

<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: | \$694/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 |