

# Unit 741 - Aventura Beach Club (Ramada Marco Polo)

741 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11572991  
Status: Active  
Size: 360 Sq ft.  
Bedrooms:  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space  
View:  
List Price: \$170,000  
List PPSF: \$472  
Valuated Price: \$182,000  
Valuated PPSF: \$506

*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: 508  
Number of active listings for rent: 13  
Number of active listings for sale: 98  
Building inventory for sale: 19%  
Number of sales over the last 12 months: 28  
Number of sales over the last 6 months: 10  
Number of sales over the last 3 months: 6

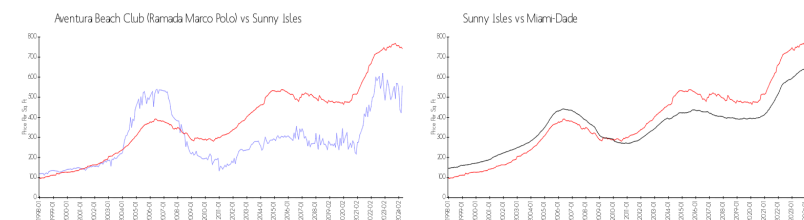
## Building Association Information

Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
305-932-2233

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 516    | 440 sq ft | May 2024     | \$360,000  | \$818 |
| 801    | 360 sq ft | Apr 2024     | \$133,000  | \$369 |
| 644    | 360 sq ft | Mar 2024     | \$148,000  | \$411 |
| 501    | 360 sq ft | Mar 2024     | \$132,990  | \$369 |
| 634    | 360 sq ft | Mar 2024     | \$160,000  | \$444 |
| 1141   | 360 sq ft | Mar 2024     | \$132,600  | \$368 |

## Market Information



Aventura Beach Club (Ramada Marco Polo): \$558/sq. ft.

Sunny Isles: \$743/sq. ft.

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Miami-Dade: \$703/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo): 19%



|             |    |
|-------------|----|
| Sunny Isles | 5% |
| Miami-Dade  | 3% |

### **Avg. Time to Close Over Last 12 Months**

|   |          |
|---|----------|
| Aventura Beach Club (Ramada Marco Polo) | 96 days  |
| Sunny Isles                             | 115 days |
| Miami-Dade                              | 81 days  |