Unit 1001 - Aventura Beach Club (Ramada Marco Polo)

1001 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Built in 1966 - 509 units - 11 floors

Unit Information

MLS Number:	A11230858
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	$185,000
List PPSF:	$514
Valuated Price:	$144,000
Valuated PPSF:	$400

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:	100
Building inventory for sale:	19%
Number of sales over the last 12 months:	26
Number of sales over the last 6 months:	15
Number of sales over the last 3 months:	6

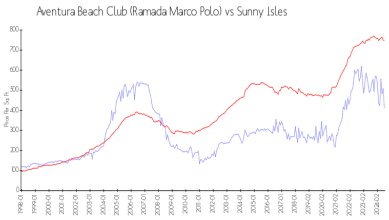
Building Association Information

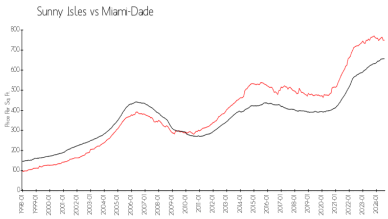
Ramada Plaza - Aventura Beach Club Condominium Association, Inc
305-932-2233

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
733	360 sq ft	Sep 2024	$122,500	$340
646	360 sq ft	Aug 2024	$178,500	$496
642	360 sq ft	Aug 2024	$125,000	$347
1039	360 sq ft	Jul 2024	$140,000	$389
847	360 sq ft	Jul 2024	$240,000	$667
1120	360 sq ft	Jul 2024	$200,000	$556
431	360 sq ft	Jul 2024	$162,000	$450
842	360 sq ft	Jul 2024	$165,000	$458

Market Information





Aventura Beach Club (Ramada Marco Polo):	$412/sq. ft.	Sunny Isles:	$749/sq. ft.
Sunny Isles:	$749/sq. ft.	Miami-Dade:	$696/sq. ft.

Inventory for Sale

Aventura Beach Club (Ramada Marco Polo)	20%
Sunny Isles	6%

Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Aventura Beach Club (Ramada Marco Polo)	116 days
Sunny Isles	116 days
Miami-Dade	85 days