

# Unit 641 - Aventura Beach Club (Ramada Marco Polo)

641 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11284868             |
| Status:         | Active                |
| Size:           | 0 Sq ft.              |
| Bedrooms:       |                       |
| Full Bathrooms: | 1                     |
| Half Bathrooms: |                       |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$220,000             |
| Valuated Price: | \$141,000             |
| Valuated PPSF:  | \$392                 |

*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:      | 97  |
| Building inventory for sale:             | 19% |
| Number of sales over the last 12 months: | 36  |
| Number of sales over the last 6 months:  | 10  |
| Number of sales over the last 3 months:  | 6   |

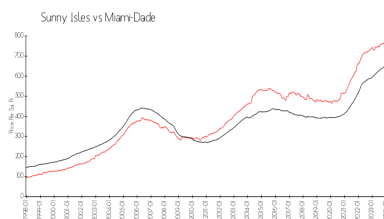
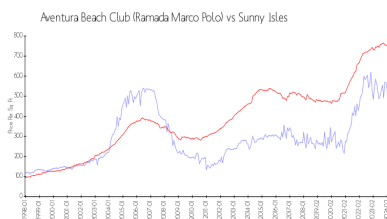
## Building Association Information

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

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 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 \$437/sq. ft.  
(Ramada Marco Polo):

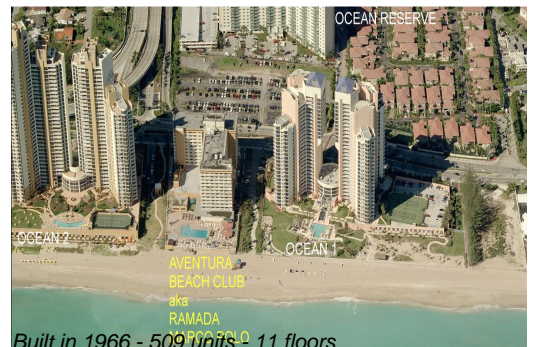
Sunny Isles: \$742/sq. ft.

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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) | 90 days  |
| Sunny Isles                             | 113 days |
| Miami-Dade                              | 81 days  |