

Unit 224 - Aventura Beach Club (Ramada Marco Polo)

224 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11289376
Status:	Active Under Contract
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$208,000
List PPSF:	\$578
Valuated Price:	\$185,000
Valuated PPSF:	\$514

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:	30
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

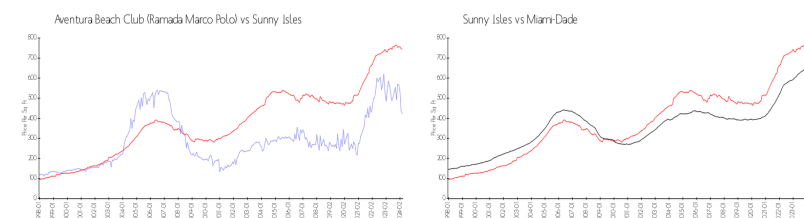
Building Association Information

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

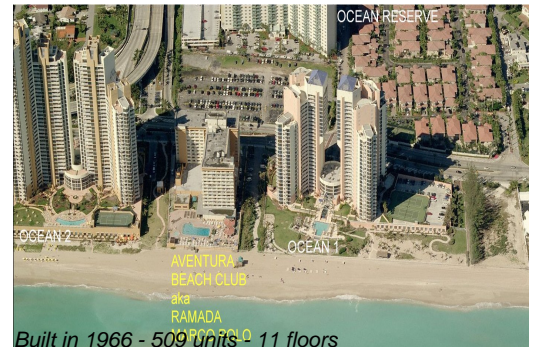
Market Information



Aventura Beach Club (Ramada Marco Polo):	\$423/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/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)	97 days
Sunny Isles	114 days
Miami-Dade	81 days