

Unit 104 - Aventura Beach Club (Ramada Marco Polo)

104 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11323538 |
| Status: | Pending |
| Size: | 360 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Other Parking |
| View: | |
| List Price: | \$144,000 |
| List PPSF: | \$400 |
| Valuated Price: | \$140,000 |
| Valuated PPSF: | \$389 |

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

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|--|-----|
| 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 |

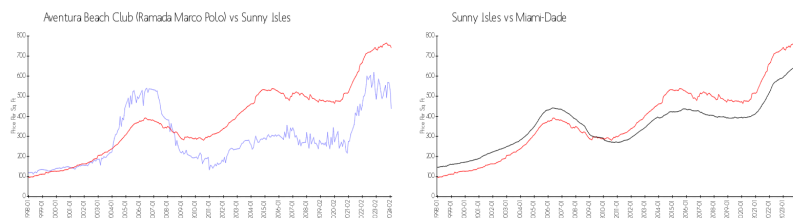
Building Association Information

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 |

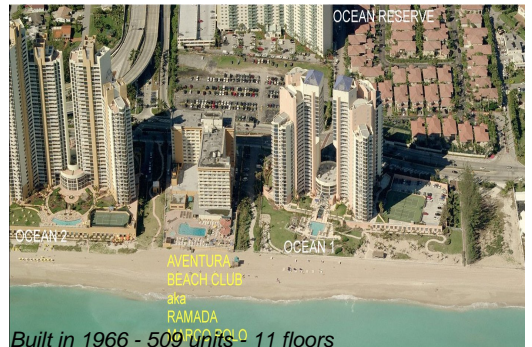
Market Information



| | | | |
|--|---------------|--------------|---------------|
| Aventura Beach Club (Ramada Marco Polo): | \$437/sq. ft. | Sunny Isles: | \$742/sq. ft. |
| Sunny Isles: | \$742/sq. ft. | 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 |