

Unit 903 - Aventura Beach Club (Ramada Marco Polo)

903 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|-----------------------|
| MLS Number: | A11451821 |
| Status: | Active |
| Size: | 420 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Valet Parking |
| View: | |
| List Price: | \$199,000 |
| List PPSF: | \$474 |
| Valuated Price: | \$171,000 |
| Valuated PPSF: | \$407 |

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: | 29 |
| Number of sales over the last 6 months: | 11 |
| Number of sales over the last 3 months: | 6 |

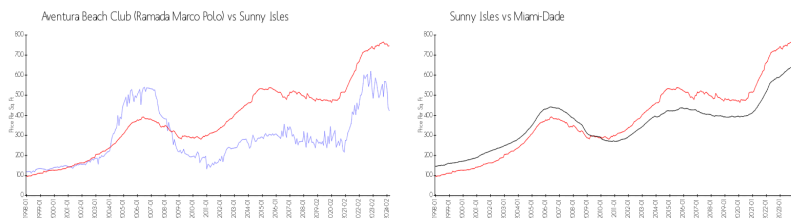
Building Association Information

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 \$423/sq. ft.
(Ramada Marco Polo):

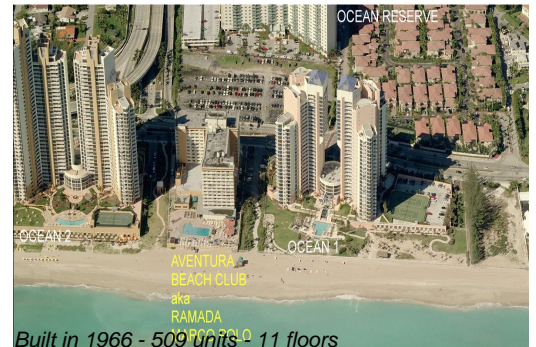
Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.

Miami-Dade: \$694/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 | 114 days |
| Miami-Dade | 81 days |