

# Unit 906 - Aventura Beach Club (Ramada Marco Polo)

906 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11517779  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$265,000  
 List PPSF: \$736  
 Valuated Price: \$172,000  
 Valuated PPSF: \$478

*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: 33  
 Number of sales over the last 6 months: 10  
 Number of sales over the last 3 months: 6

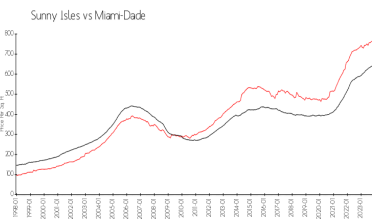
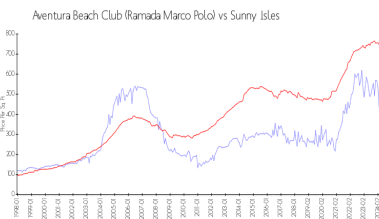
## Building Association Information

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) | 94 days  |
| Sunny Isles                             | 113 days |
| Miami-Dade                              | 81 days  |