

# Unit 243 - Aventura Beach Club (Ramada Marco Polo)

243 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |               |
|-----------------|---------------|
| MLS Number:     | A11518969     |
| Status:         | Active        |
| Size:           | 360 Sq ft.    |
| Bedrooms:       |               |
| Full Bathrooms: | 1             |
| Half Bathrooms: |               |
| Parking Spaces: | Guest Parking |
| View:           |               |
| List Price:     | \$155,000     |
| List PPSF:      | \$431         |
| Valuated Price: | \$131,000     |
| Valuated PPSF:  | \$364         |

*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:      | 99  |
| Building inventory for sale:             | 19% |
| Number of sales over the last 12 months: | 28  |
| Number of sales over the last 6 months:  | 11  |
| Number of sales over the last 3 months:  | 6   |

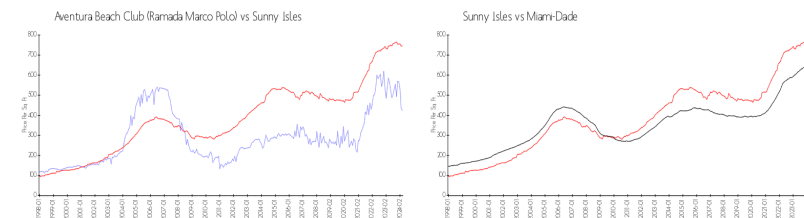
## Building Association Information

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

Sunny Isles: \$746/sq. ft.

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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                             | 113 days |
| Miami-Dade                              | 81 days  |