

# Unit 736 - Aventura Beach Club (Ramada Marco Polo)

736 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11525786
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Guest Parking,Valet Parking
View:	
List Price:	\$229,000
List PPSF:	\$636
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:	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

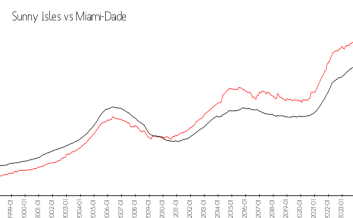
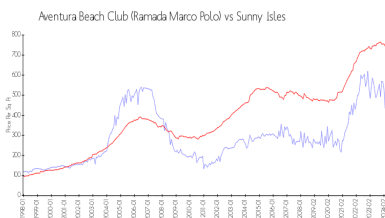
## Building Association Information

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

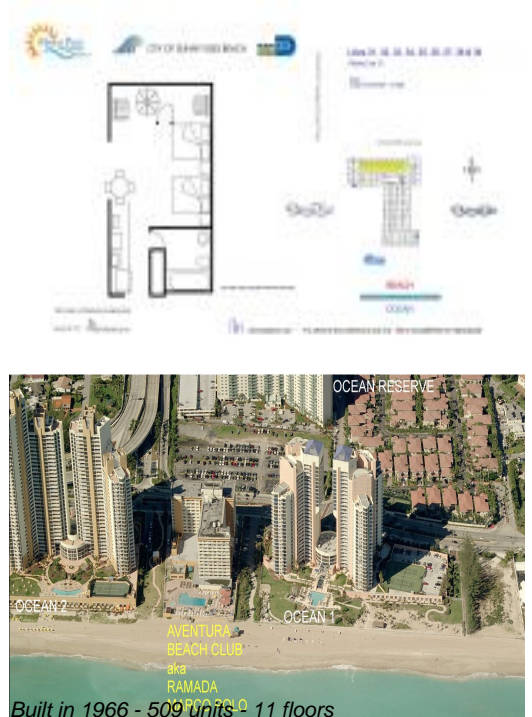
Sunny Isles: \$746/sq. ft.

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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	114 days
Miami-Dade	81 days