

Unit 825 - Aventura Beach Club (Ramada Marco Polo)

825 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11530854
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$237,900
 List PPSF: \$661
 Valuated Price: \$133,000
 Valuated PPSF: \$369

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

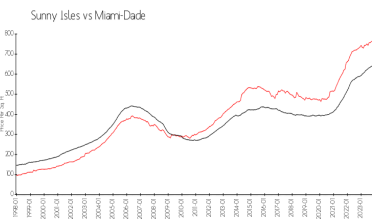
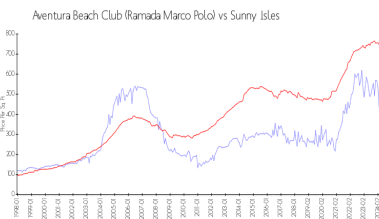
Building Association Information

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 |