

# Unit 708 - Aventura Beach Club (Ramada Marco Polo)

708 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11554087
Status:	Active
Size:	420 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Parking-Under Building,Valet Parking
View:	
List Price:	\$225,000
List PPSF:	\$536
Valuated Price:	\$168,000
Valuated PPSF:	\$400

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

## Building Association Information

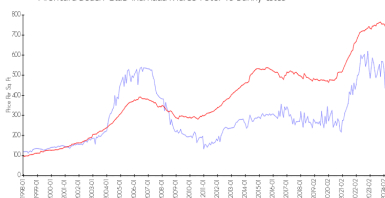
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
305-932-2233

## Recent Sales

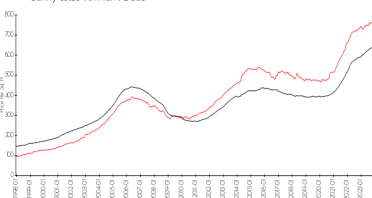
Unit #	Size	Closing Date	Sale Price	PPSF
516	440 sq ft	May 2024	\$360,000	\$818
801	360 sq ft	Apr 2024	\$133,000	\$369
644	360 sq ft	Mar 2024	\$148,000	\$411
501	360 sq ft	Mar 2024	\$132,990	\$369
634	360 sq ft	Mar 2024	\$160,000	\$444
1141	360 sq ft	Mar 2024	\$132,600	\$368

## Market Information

Aventura Beach Club (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



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

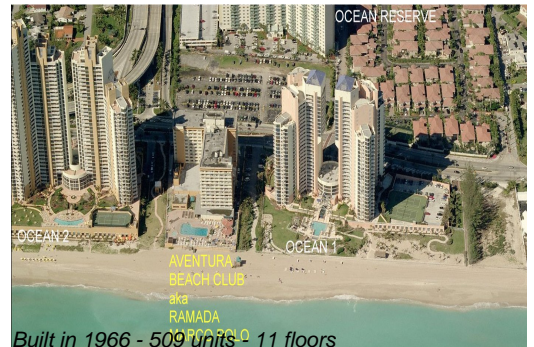
Sunny Isles: \$746/sq. ft.

Sunny Isles: \$746/sq. ft.

Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 19%



Polo)	
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