

# Unit 646 - Aventura Beach Club (Ramada Marco Polo)

646 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11564809  
Status: Active  
Size: 360 Sq ft.  
Bedrooms:  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space  
View:  
List Price: \$243,000  
List PPSF: \$675  
Valuated Price: \$174,000  
Valuated PPSF: \$483

*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

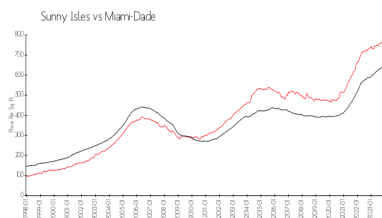
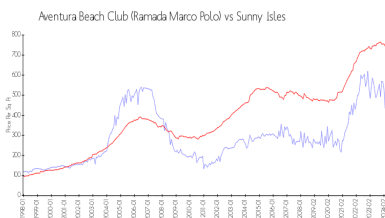
## Building Association Information

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.

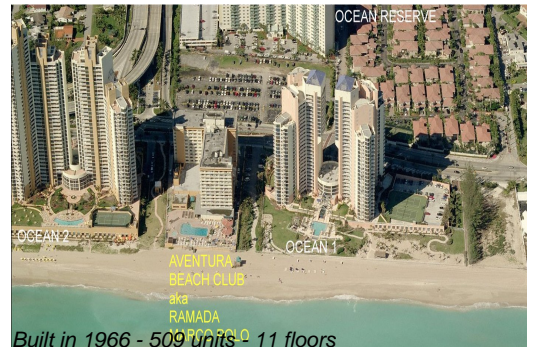
Sunny Isles: \$746/sq. ft.

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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