

Unit 449 - Aventura Beach Club (Ramada Marco Polo)

449 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11579991
 Status: Active
 Size: 680 Sq ft.
 Bedrooms: 1
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Deeded Parking, Parking-Under Building, Valet Parking
 View:
 List Price: \$459,999
 List PPSF: \$676
 Valuated Price: \$272,000
 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: 96
 Building inventory for sale: 18%
 Number of sales over the last 12 months: 27
 Number of sales over the last 6 months: 10
 Number of sales over the last 3 months: 6

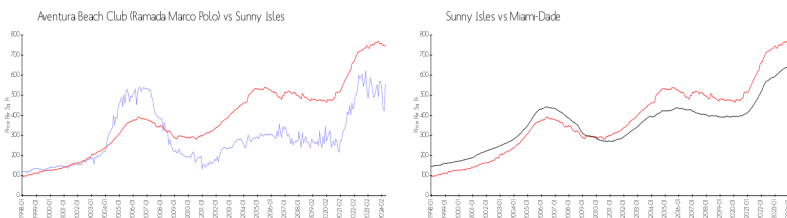
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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 \$558/sq. ft. (Ramada Marco Polo): Sunny Isles: \$743/sq. ft.
 Sunny Isles: \$743/sq. ft. Miami-Dade: \$703/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)	95 days
Sunny Isles	115 days
Miami-Dade	81 days