

# Unit 905 - Aventura Beach Club (Ramada Marco Polo)

905 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11586929  
Status: Active  
Size: 360 Sq ft.  
Bedrooms:  
Full Bathrooms: 1  
Half Bathrooms:  
Parking Spaces: 1 Space, Valet Parking  
View:  
List Price: \$215,000  
List PPSF: \$597  
Valuated Price: \$168,000  
Valuated PPSF: \$467

*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: 100  
Building inventory for sale: 19%  
Number of sales over the last 12 months: 27  
Number of sales over the last 6 months: 16  
Number of sales over the last 3 months: 6

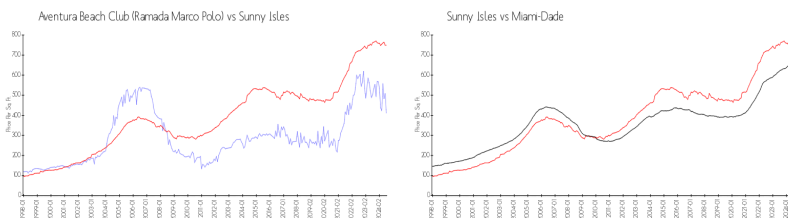
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
733	360 sq ft	Sep 2024	\$122,500	\$340
646	360 sq ft	Aug 2024	\$178,500	\$496
642	360 sq ft	Aug 2024	\$125,000	\$347
1039	360 sq ft	Jul 2024	\$140,000	\$389
847	360 sq ft	Jul 2024	\$240,000	\$667
1120	360 sq ft	Jul 2024	\$200,000	\$556
431	360 sq ft	Jul 2024	\$162,000	\$450
842	360 sq ft	Jul 2024	\$165,000	\$458

## Market Information



Aventura Beach Club \$412/sq. ft.  
(Ramada Marco Polo):

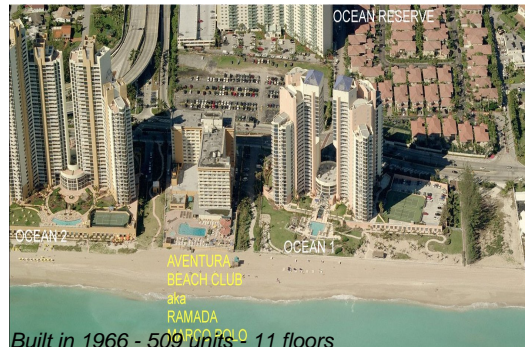
Sunny Isles: \$749/sq. ft.

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Miami-Dade: \$696/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 20%  
Sunny Isles 6%



Miami-Dade 4%

**Avg. Time to Close Over Last 12 Months**

Aventura Beach Club (Ramada Marco Polo)	116 days
Sunny Isles	116 days
Miami-Dade	85 days