

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: \$197,000
 Valuated PPSF: \$547

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: 27
 Number of sales over the last 6 months: 16
 Number of sales over the last 3 months: 10

Building Association Information

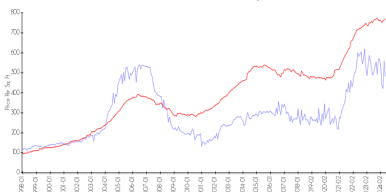
Ramada Plaza - Aventura Beach Club Condominium Association, Inc
 305-932-2233

Recent Sales

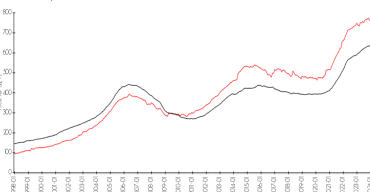
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 847 | 360 sq ft | Jul 2024 | \$240,000 | \$667 |
| 1120 | 360 sq ft | Jul 2024 | \$200,000 | \$556 |
| 431 | 360 sq ft | Jul 2024 | \$162,000 | \$450 |
| 842 | 360 sq ft | Jul 2024 | \$165,000 | \$458 |
| 1025 | 360 sq ft | Jun 2024 | \$163,500 | \$454 |
| 725 | 360 sq ft | Jun 2024 | \$191,000 | \$531 |
| 549 | 680 sq ft | Jun 2024 | \$240,000 | \$353 |
| 104 | 360 sq ft | Jun 2024 | \$135,000 | \$375 |
| 321 | 360 sq ft | Jun 2024 | \$180,000 | \$500 |

Market Information

Aventura Beach Club (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



Aventura Beach Club \$483/sq. ft.
 (Ramada Marco Polo):
 Sunny Isles: \$769/sq. ft.

Sunny Isles: \$769/sq. ft.
 Miami-Dade: \$704/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) | 118 days |
| Sunny Isles | 116 days |
| Miami-Dade | 83 days |