

Unit 434 - Aventura Beach Club (Ramada Marco Polo)

434 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11587457
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$165,000
 List PPSF: \$458
 Valuated Price: \$119,000
 Valuated PPSF: \$331

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: 29
 Number of sales over the last 6 months: 18
 Number of sales over the last 3 months: 6

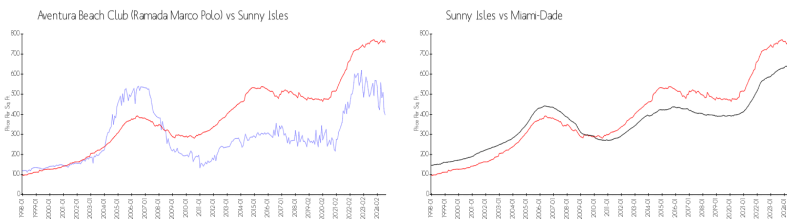
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
1043	360 sq ft	Nov 2024	\$128,000	\$356
602	360 sq ft	Oct 2024	\$130,000	\$361
816	440 sq ft	Oct 2024	\$300,000	\$682
733	360 sq ft	Sep 2024	\$122,500	\$340
646	360 sq ft	Aug 2024	\$178,500	\$496
506	360 sq ft	Aug 2024	\$149,000	\$414
642	360 sq ft	Aug 2024	\$125,000	\$347

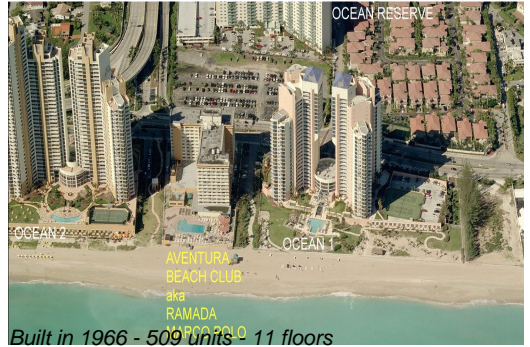
Market Information



Aventura Beach Club (Ramada Marco Polo):	\$396/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 20%
 Sunny Isles 7%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Aventura Beach Club (Ramada Marco Polo)	106 days
Sunny Isles	112 days
Miami-Dade	86 days