

# Unit 628 - Aventura Beach Club (Ramada Marco Polo)

628 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11599134  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$135,000  
 List PPSF: \$375  
 Valuated Price: \$127,000  
 Valuated PPSF: \$353

*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: 28  
 Number of sales over the last 6 months: 18  
 Number of sales over the last 3 months: 12

## Building Association Information

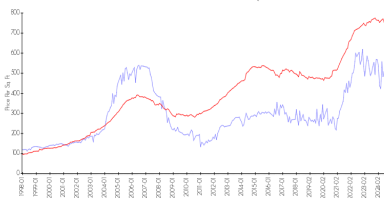
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
 305-932-2233

## Recent Sales

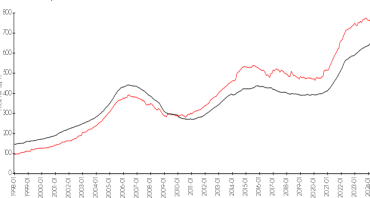
Unit #	Size	Closing Date	Sale Price	PPSF
646	360 sq ft	Aug 2024	\$178,500	\$496
642	360 sq ft	Aug 2024	\$125,000	\$347
1039	360 sq ft	Jul 2024	\$140,000	\$389
847	360 sq ft	Jul 2024	\$240,000	\$667
1120	360 sq ft	Jul 2024	\$200,000	\$556
431	360 sq ft	Jul 2024	\$162,000	\$450
842	360 sq ft	Jul 2024	\$165,000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

## Market Information

Aventura Beach Club (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



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

Sunny Isles: \$753/sq. ft.

Sunny Isles: \$753/sq. ft.

Miami-Dade: \$697/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 20%



Polo)	
Sunny Isles	6%
Miami-Dade	4%

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

Aventura Beach Club (Ramada Marco Polo)	128 days
Sunny Isles	114 days
Miami-Dade	84 days