

# Unit 447 - Aventura Beach Club (Ramada Marco Polo)

447 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11601894
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking,Valet Parking
View:	
List Price:	\$219,000
List PPSF:	\$608
Valuated Price:	\$166,000
Valuated PPSF:	\$461

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

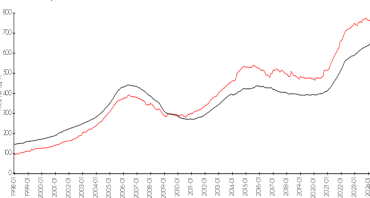
Unit #	Size	Closing Date	Sale Price	PPSF
646	360 sq ft	Aug 2024	\$178,500	\$496
642	360 sq ft	Aug 2024	\$125,000	\$347
1039	360 sq ft	Jul 2024	\$140,000	\$389
847	360 sq ft	Jul 2024	\$240,000	\$667
1120	360 sq ft	Jul 2024	\$200,000	\$556
431	360 sq ft	Jul 2024	\$162,000	\$450
842	360 sq ft	Jul 2024	\$165,000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