

# Unit 1043 - Aventura Beach Club (Ramada Marco Polo)

1043 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11602936
Status:	Active Under Contract
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space
View:	
List Price:	\$128,000
List PPSF:	\$356
Valuated Price:	\$138,000
Valuated PPSF:	\$383

*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

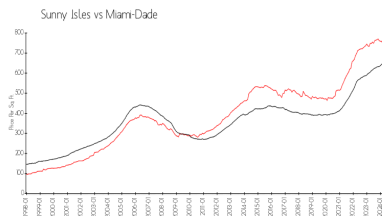
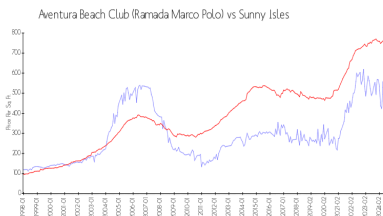
## Building Association Information

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):

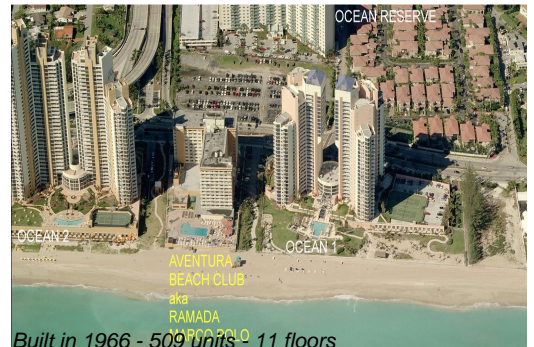
Sunny Isles: \$749/sq. ft.

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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