

# Unit 345 - Aventura Beach Club (Ramada Marco Polo)

345 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11607222  
 Status: Active  
 Size: 420 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$205,000  
 List PPSF: \$488  
 Valuated Price: \$224,000  
 Valuated PPSF: \$533

*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

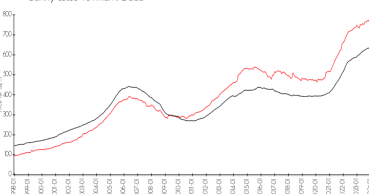
Unit #	Size	Closing Date	Sale Price	PPSF
847	360 sq ft	Jul 2024	\$240,000	\$667
1120	360 sq ft	Jul 2024	\$200,000	\$556
431	360 sq ft	Jul 2024	\$162,000	\$450
842	360 sq ft	Jul 2024	\$165,000	\$458
1025	360 sq ft	Jun 2024	\$163,500	\$454
725	360 sq ft	Jun 2024	\$191,000	\$531
549	680 sq ft	Jun 2024	\$240,000	\$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	117 days
Miami-Dade	83 days