

Unit 428 - Aventura Beach Club (Ramada Marco Polo)

428 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11607300
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$180,000
 List PPSF: \$500
 Valuated Price: \$124,000
 Valuated PPSF: \$344

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

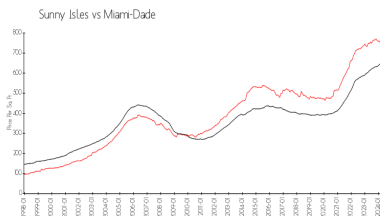
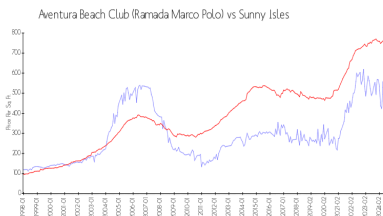
Building Association Information

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):

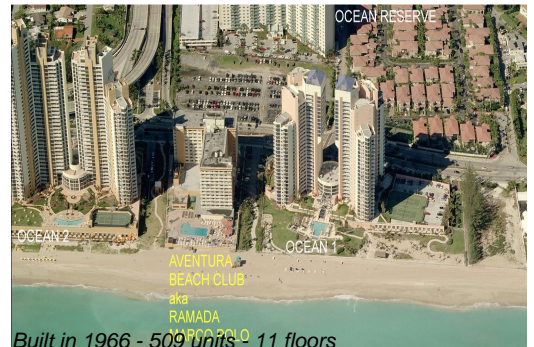
Sunny Isles: \$749/sq. ft.

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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