

Unit 714 - Aventura Beach Club (Ramada Marco Polo)

714 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11610306
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$295,000
 List PPSF: \$819
 Valuated Price: \$250,000
 Valuated PPSF: \$694

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

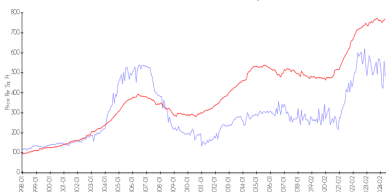
Ramada Plaza - Aventura Beach Club Condominium Association, Inc
 305-932-2233

Recent Sales

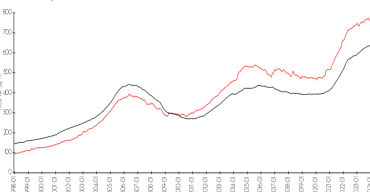
Unit #	Size	Closing Date	Sale Price	PPSF
847	360 sq ft	Jul 2024	\$240,000	\$667
1120	360 sq ft	Jul 2024	\$200,000	\$556
431	360 sq ft	Jul 2024	\$162,000	\$450
842	360 sq ft	Jul 2024	\$165,000	\$458
1025	360 sq ft	Jun 2024	\$163,500	\$454
725	360 sq ft	Jun 2024	\$191,000	\$531
549	680 sq ft	Jun 2024	\$240,000	\$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	116 days
Miami-Dade	83 days