

# Unit 841 - Aventura Beach Club (Ramada Marco Polo)

841 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11613384  
 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: \$135,000  
 Valuated PPSF: \$375

*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

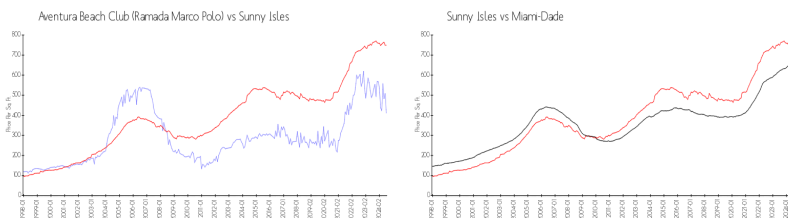
## Building Association Information

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):

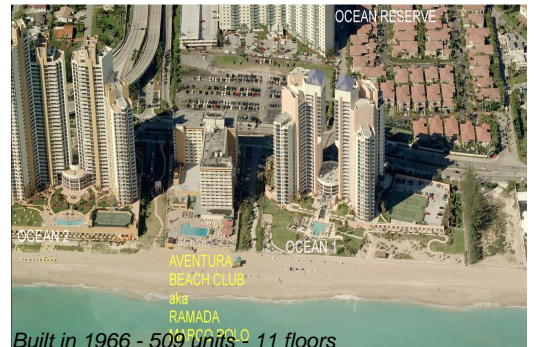
Sunny Isles: \$749/sq. ft.

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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