

# Unit 545 - Aventura Beach Club (Ramada Marco Polo)

545 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11619355
Status:	Active
Size:	420 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Covered Parking
View:	
List Price:	\$265,000
List PPSF:	\$631
Valuated Price:	\$229,000
Valuated PPSF:	\$545

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

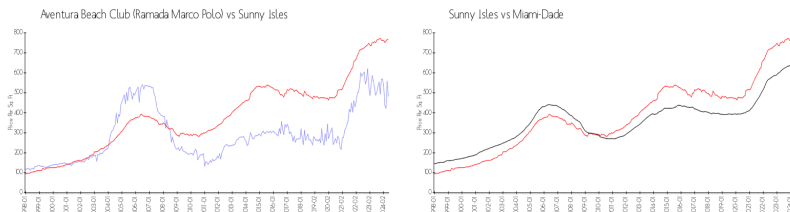
## Building Association Information

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 \$483/sq. ft.  
(Ramada Marco Polo):  
Sunny Isles: \$769/sq. ft.

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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