

Unit 929 - Aventura Beach Club (Ramada Marco Polo)

929 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11629681
 Status: Pending
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Valet Parking
 View:
 List Price: \$135,000
 List PPSF: \$375
 Valuated Price: \$134,000
 Valuated PPSF: \$372

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: 30
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 8

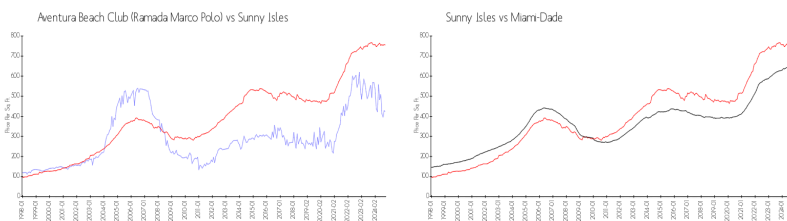
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
905	360 sq ft	Jan 2025	\$170,000	\$472
1036	360 sq ft	Jan 2025	\$110,000	\$306
918	410 sq ft	Dec 2024	\$125,000	\$305
903	420 sq ft	Dec 2024	\$120,000	\$286
644	360 sq ft	Nov 2024	\$149,000	\$414
1043	360 sq ft	Nov 2024	\$128,000	\$356

Market Information



Aventura Beach Club \$422/sq. ft.
 (Ramada Marco Polo):
 Sunny Isles: \$755/sq. ft.

Sunny Isles: \$755/sq. ft.
 Miami-Dade: \$694/sq. ft.

Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 20%
 Sunny Isles 7%
 Miami-Dade 4%



Avg. Time to Close Over Last 12 Months

Aventura Beach Club (Ramada Marco Polo)	116 days
Sunny Isles	114 days
Miami-Dade	89 days