

# Unit 339 - Aventura Beach Club (Ramada Marco Polo)

339 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11634809  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Street Parking, Valet Parking  
 View:  
 List Price: \$160,000  
 List PPSF: \$444  
 Valuated Price: \$95,000  
 Valuated PPSF: \$264

*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: 13  
 Number of sales over the last 3 months: 6

## Building Association Information

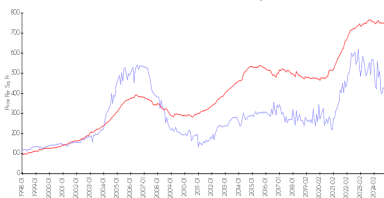
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
 305-932-2233

## Recent Sales

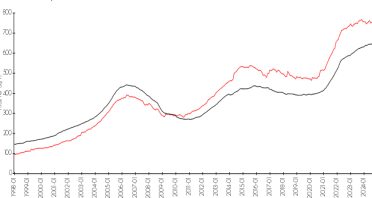
| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 905    | 360 sq ft | Jan 2025     | \$170,000  | \$472 |
| 1036   | 360 sq ft | Jan 2025     | \$110,000  | \$306 |
| 918    | 410 sq ft | Dec 2024     | \$125,000  | \$305 |
| 903    | 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 (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



Aventura Beach Club \$319/sq. ft.  
 (Ramada Marco Polo):

Sunny Isles: \$742/sq. ft.

Sunny Isles: \$742/sq. ft.

Miami-Dade: \$688/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 20%  
 Sunny Isles 7%  
 Miami-Dade 5%



## **Avg. Time to Close Over Last 12 Months**

|   |          |
|---|----------|
| Aventura Beach Club (Ramada Marco Polo) | 116 days |
| Sunny Isles                             | 116 days |
| Miami-Dade                              | 90 days  |