

# Unit 831 - Aventura Beach Club (Ramada Marco Polo)

831 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11636319  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$160,000  
 List PPSF: \$444  
 Valuated Price: \$124,000  
 Valuated PPSF: \$344

*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: 19  
 Number of sales over the last 3 months: 7

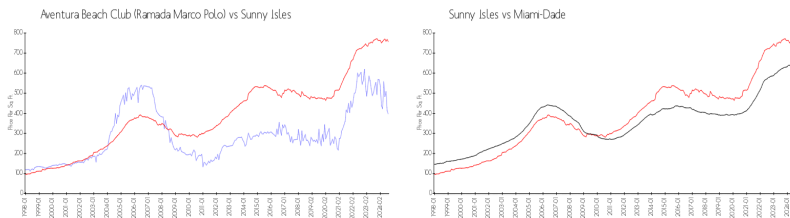
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
644	360 sq ft	Nov 2024	\$149,000	\$414
1043	360 sq ft	Nov 2024	\$128,000	\$356
602	360 sq ft	Oct 2024	\$130,000	\$361
816	440 sq ft	Oct 2024	\$300,000	\$682
733	360 sq ft	Sep 2024	\$122,500	\$340

## Market Information



Aventura Beach Club \$396/sq. ft. (Ramada Marco Polo): Sunny Isles: \$757/sq. ft.  
 Sunny Isles: \$757/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)	106 days
Sunny Isles	111 days
Miami-Dade	86 days