

Unit 1030 - Aventura Beach Club (Ramada Marco Polo)

1030 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

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|-----------------|-------------------------------------|
| MLS Number: | A11654864 |
| Status: | Expired |
| Size: | 410 Sq ft. |
| Bedrooms: | |
| Full Bathrooms: | 1 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space,Other Parking,Valet Parking |
| View: | |
| List Price: | \$179,000 |
| List PPSF: | \$437 |
| Valuated Price: | \$108,000 |
| Valuated PPSF: | \$263 |

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

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|--|-----|
| 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: | 32 |
| Number of sales over the last 6 months: | 15 |
| Number of sales over the last 3 months: | 7 |

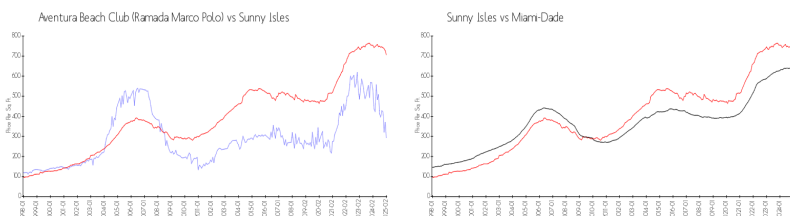
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 803 | 420 sq ft | Mar 2025 | \$100,000 | \$238 |
| 920 | 360 sq ft | Feb 2025 | \$150,000 | \$417 |
| 624 | 360 sq ft | Feb 2025 | \$130,000 | \$361 |
| 629 | 360 sq ft | Feb 2025 | \$90,000 | \$250 |
| 207 | 420 sq ft | Feb 2025 | \$112,975 | \$269 |

Market Information

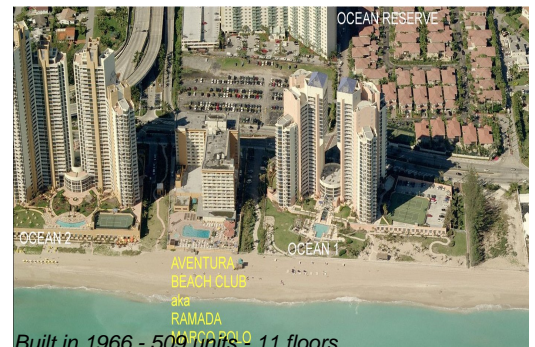


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|--|---------------|--------------|---------------|
| Aventura Beach Club (Ramada Marco Polo): | \$288/sq. ft. | Sunny Isles: | \$730/sq. ft. |
| Sunny Isles: | \$730/sq. ft. | Miami-Dade: | \$685/sq. ft. |

Inventory for Sale

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

Avg. Time to Close Over Last 12 Months



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|---|----------|
| Aventura Beach Club (Ramada Marco Polo) | 132 days |
| Sunny Isles | 120 days |
| Miami-Dade | 94 days |