

Unit 123 - Aventura Beach Club (Ramada Marco Polo)

123 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11656842
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$245,000
 List PPSF: \$681
 Valuated Price: \$116,000
 Valuated PPSF: \$322

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

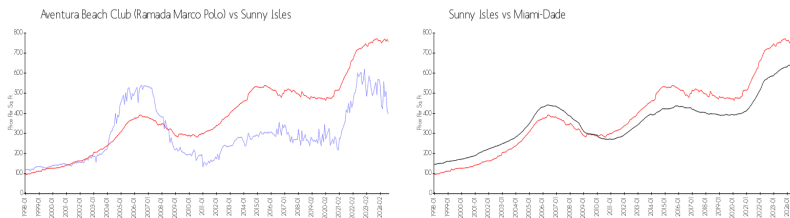
Building Association Information

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