

# Unit 628 - Aventura Beach Club (Ramada Marco Polo)

628 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |            |
|-----------------|------------|
| MLS Number:     | A11665872  |
| Status:         | Active     |
| Size:           | 360 Sq ft. |
| Bedrooms:       |            |
| Full Bathrooms: | 1          |
| Half Bathrooms: |            |
| Parking Spaces: | 1 Space    |
| View:           |            |
| List Price:     | \$133,000  |
| List PPSF:      | \$369      |
| Valuated Price: | \$122,000  |
| Valuated PPSF:  | \$339      |

*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: | 29  |
| Number of sales over the last 6 months:  | 19  |
| Number of sales over the last 3 months:  | 6   |

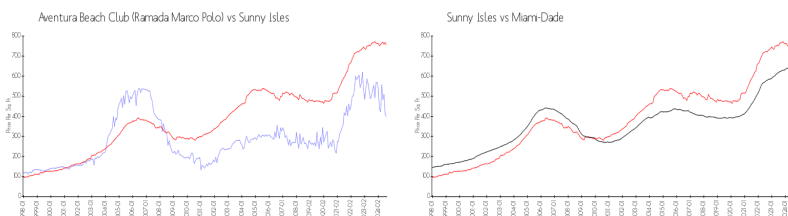
## Building Association Information

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

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 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

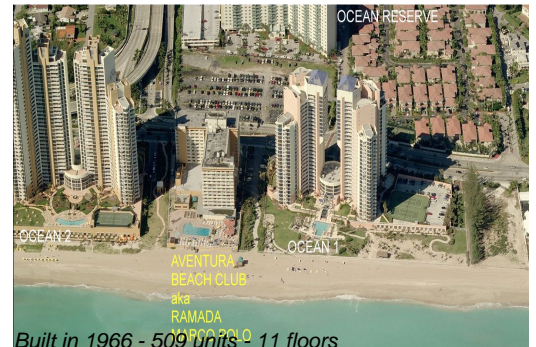


|  |               |              |               |
|--|---------------|--------------|---------------|
| Aventura Beach Club (Ramada Marco Polo): | \$396/sq. ft. | Sunny Isles: | \$757/sq. ft. |
| Sunny Isles:                             | \$757/sq. ft. | Miami-Dade:  | \$694/sq. ft. |

## 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) | 107 days |
| Sunny Isles                             | 113 days |
| Miami-Dade                              | 87 days  |