

Unit 436 - Aventura Beach Club (Ramada Marco Polo)

436 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11676177
 Status: Active
 Size: 360 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: 1 Space
 View:
 List Price: \$170,000
 List PPSF: \$472
 Valuated Price: \$96,000
 Valuated PPSF: \$267

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

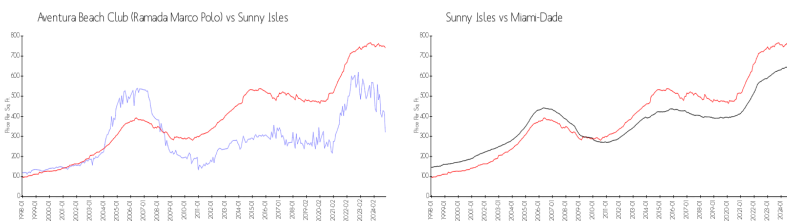
Building Association Information

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 \$319/sq. ft.
 (Ramada Marco Polo):
 Sunny Isles: \$742/sq. ft.

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 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