

# Unit 112 - Aventura Beach Club (Ramada Marco Polo)

112 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11686197
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	Valet Parking
View:	
List Price:	\$329,000
List PPSF:	\$914
Valuated Price:	\$193,000
Valuated PPSF:	\$536

*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

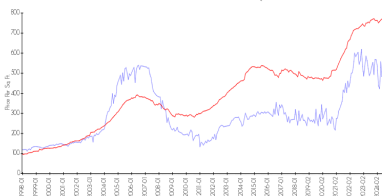
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
305-932-2233

## Recent Sales

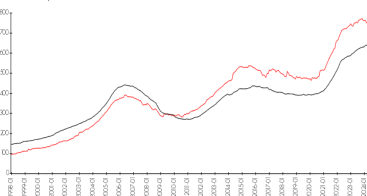
Unit #	Size	Closing Date	Sale Price	PPSF
644	360 sq ft	Nov 2024	\$149,000	\$414
1043	360 sq ft	Nov 2024	\$128,000	\$356
602	360 sq ft	Oct 2024	\$130,000	\$361
816	440 sq ft	Oct 2024	\$300,000	\$682
733	360 sq ft	Sep 2024	\$122,500	\$340

## Market Information

Aventura Beach Club (Ramada Marco Polo) vs Sunny Isles



Sunny Isles vs Miami-Dade



Aventura Beach Club \$396/sq. ft.  
(Ramada Marco Polo):

Sunny Isles: \$757/sq. ft.

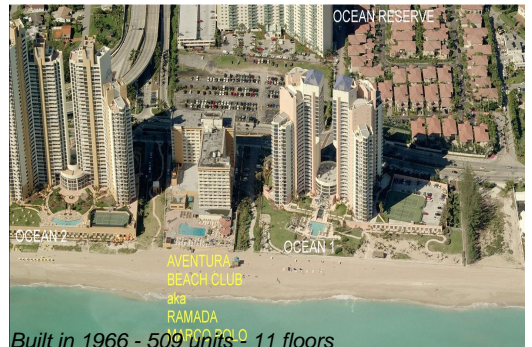
Sunny Isles: \$757/sq. ft.

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