

# Unit 1010 - Aventura Beach Club (Ramada Marco Polo)

1010 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11693272  
 Status: Active  
 Size: 430 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Guest Parking  
 View:  
 List Price: \$350,000  
 List PPSF: \$814  
 Valuated Price: \$267,000  
 Valuated PPSF: \$621

*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

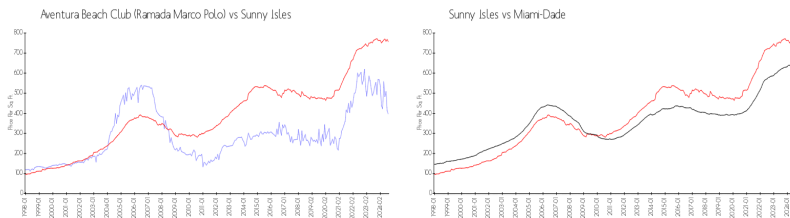
## Building Association Information

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.      Miami-Dade: \$694/sq. ft.  
 Sunny Isles: \$757/sq. ft.      Sunny Isles: \$757/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  |