

Unit 303 - Aventura Beach Club (Ramada Marco Polo)

303 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number: A11693591
 Status: Active
 Size: 420 Sq ft.
 Bedrooms:
 Full Bathrooms: 1
 Half Bathrooms:
 Parking Spaces: Assigned Parking
 View:
 List Price: \$172,000
 List PPSF: \$410
 Valuated Price: \$122,000
 Valuated PPSF: \$290

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: 31
 Number of sales over the last 6 months: 14
 Number of sales over the last 3 months: 6

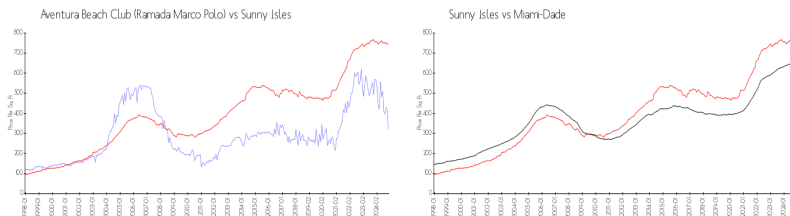
Building Association Information

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

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-----------|--------------|------------|-------|
| 844 | 360 sq ft | Jan 2025 | \$115,000 | \$319 |
| 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 |

Market Information

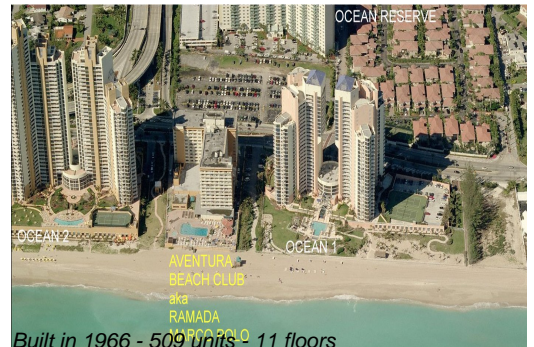


Aventura Beach Club \$319/sq. ft. (Ramada Marco Polo):
 Sunny Isles: \$742/sq. ft.
 Sunny Isles: \$742/sq. ft. Miami-Dade: \$688/sq. ft.

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) | 114 days |
| Sunny Isles | 116 days |
| Miami-Dade | 91 days |