

# Unit 603 - Aventura Beach Club (Ramada Marco Polo)

603 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11693784  
 Status: Active  
 Size: 420 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces: Valet Parking  
 View:  
 List Price: \$174,000  
 List PPSF: \$414  
 Valuated Price: \$125,000  
 Valuated PPSF: \$298

*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

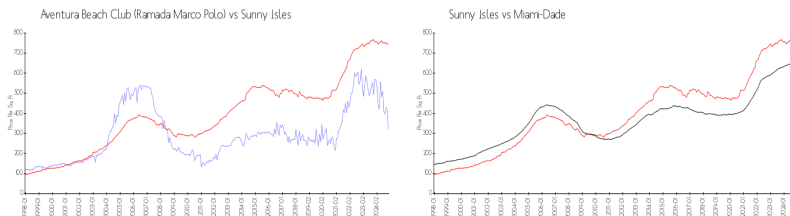
## Building Association Information

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

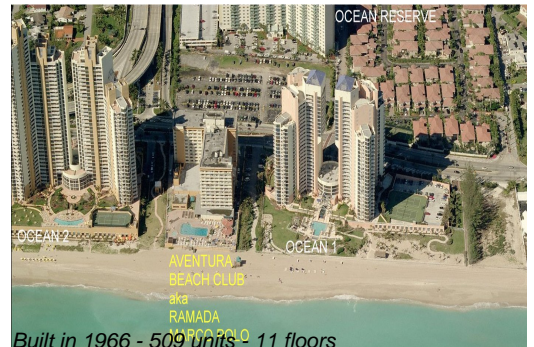


Aventura Beach Club \$319/sq. ft. (Ramada Marco Polo):  
 Sunny Isles: \$742/sq. ft.      Miami-Dade: \$688/sq. ft.

## 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