

Unit 1044 - Aventura Beach Club (Ramada Marco Polo)

1044 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11695767
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$187,000
List PPSF:	\$519
Valuated Price:	\$133,000
Valuated PPSF:	\$369

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:	18
Number of sales over the last 3 months:	6

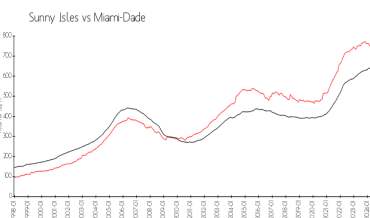
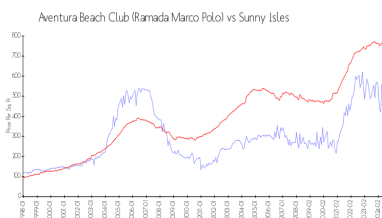
Building Association Information

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

Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
646	360 sq ft	Aug 2024	\$178,500	\$496
506	360 sq ft	Aug 2024	\$149,000	\$414
642	360 sq ft	Aug 2024	\$125,000	\$347

Market Information



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

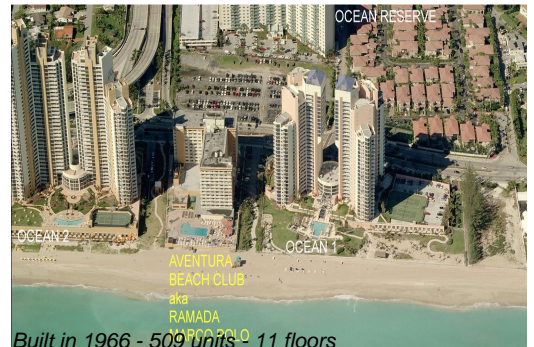
Sunny Isles: \$757/sq. ft.

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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)	106 days
Sunny Isles	112 days
Miami-Dade	86 days