

# Unit 916 - Aventura Beach Club (Ramada Marco Polo)

916 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

|                 |                       |
|-----------------|-----------------------|
| MLS Number:     | A11861352             |
| Status:         | Active                |
| Size:           | 440 Sq ft.            |
| Bedrooms:       | 0                     |
| Full Bathrooms: | 1                     |
| Half Bathrooms: | 0                     |
| Parking Spaces: | 1 Space,Valet Parking |
| View:           |                       |
| List Price:     | \$425,000             |
| List PPSF:      | \$966                 |
| Valuated Price: | \$201,000             |
| Valuated PPSF:  | \$457                 |

*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:      | 87  |
| Building inventory for sale:             | 17% |
| Number of sales over the last 12 months: | 37  |
| Number of sales over the last 6 months:  | 18  |
| Number of sales over the last 3 months:  | 10  |

## Building Association Information

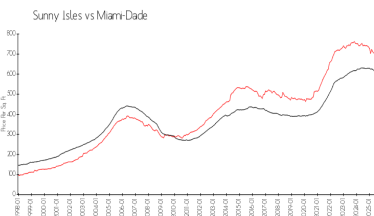
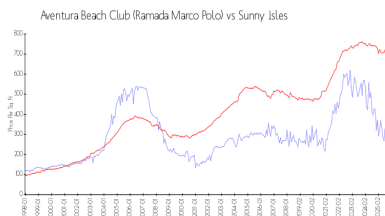
Ramada Plaza - Aventura Beach Club Condominium Association, Inc  
305-932-2233

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 326    | 370 sq ft | Dec 2025     | \$85,000   | \$230 |
| 1129   | 360 sq ft | Dec 2025     | \$85,000   | \$236 |
| 519    | 410 sq ft | Nov 2025     | \$100,000  | \$244 |
| 526    | 370 sq ft | Nov 2025     | \$94,000   | \$254 |
| 848    | 410 sq ft | Nov 2025     | \$105,000  | \$256 |
| 1016   | 440 sq ft | Nov 2025     | \$245,000  | \$557 |

## Market Information



Aventura Beach Club \$311/sq. ft.  
(Ramada Marco Polo):

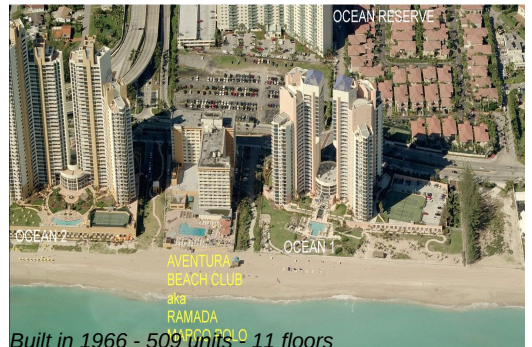
Sunny Isles: \$702/sq. ft.

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Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo) 17%



|             |    |
|-------------|----|
| Sunny Isles | 6% |
| Miami-Dade  | 4% |

### **Avg. Time to Close Over Last 12 Months**

|                                         |          |
|-----------------------------------------|----------|
| Aventura Beach Club (Ramada Marco Polo) | 142 days |
| Sunny Isles                             | 113 days |
| Miami-Dade                              | 77 days  |