

# Unit 628 - Aventura Beach Club (Ramada Marco Polo)

628 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	F10421203
Status:	Active
Size:	360 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Street Parking
View:	Ocean View
List Price:	\$175,000
List PPSF:	\$486
Valuated Price:	\$130,000
Valuated PPSF:	\$361

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:	97
Building inventory for sale:	19%
Number of sales over the last 12 months:	33
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

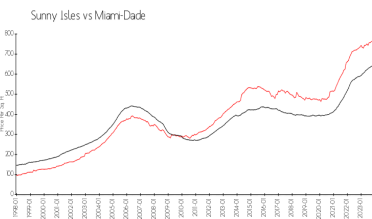
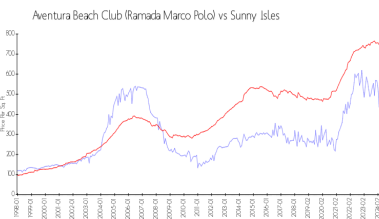
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
801	360 sq ft	Apr 2024	\$133,000	\$369
644	360 sq ft	Mar 2024	\$148,000	\$411
501	360 sq ft	Mar 2024	\$132,990	\$369
634	360 sq ft	Mar 2024	\$160,000	\$444
1141	360 sq ft	Mar 2024	\$132,600	\$368

## Market Information



Aventura Beach Club (Ramada Marco Polo):	\$423/sq. ft.	Sunny Isles:	\$743/sq. ft.
Sunny Isles:	\$743/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Aventura Beach Club (Ramada Marco Polo)	19%
Sunny Isles	5%



Miami-Dade

3%

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

Aventura Beach Club (Ramada Marco Polo)	94 days
Sunny Isles	113 days
Miami-Dade	81 days