

# Unit 1115 - Aventura Beach Club (Ramada Marco Polo)

1115 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: F10461548  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms: 0  
 Full Bathrooms: 1  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space, Valet Parking  
 View: Direct Ocean  
 List Price: \$317,000  
 List PPSF: \$881  
 Valuated Price: \$172,000  
 Valuated PPSF: \$478

*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: 30  
 Number of sales over the last 6 months: 13  
 Number of sales over the last 3 months: 6

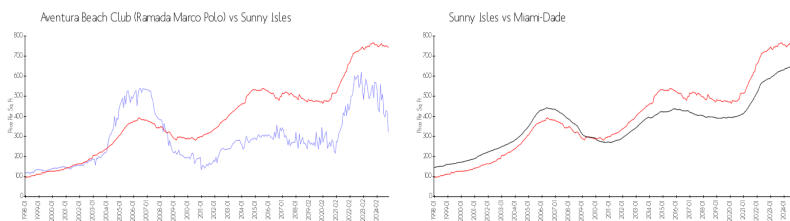
## Building Association Information

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

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
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
644	360 sq ft	Nov 2024	\$149,000	\$414
1043	360 sq ft	Nov 2024	\$128,000	\$356

## 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)	116 days
Sunny Isles	116 days
Miami-Dade	90 days