

Unit 646 - Aventura Beach Club (Ramada Marco Polo)

646 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	F10525264
Status:	Active
Size:	360 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	1 Space
View:	
List Price:	\$169,000
List PPSF:	\$469
Valuated Price:	\$128,000
Valuated PPSF:	\$356

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

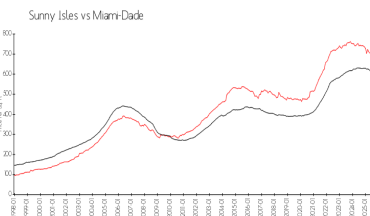
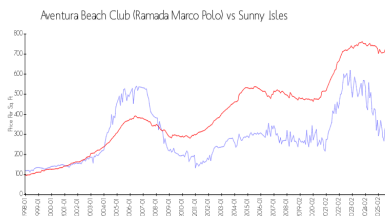
Ramada Plaza - Aventura Beach Club Condominium Association, Inc
305-932-2233

<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):

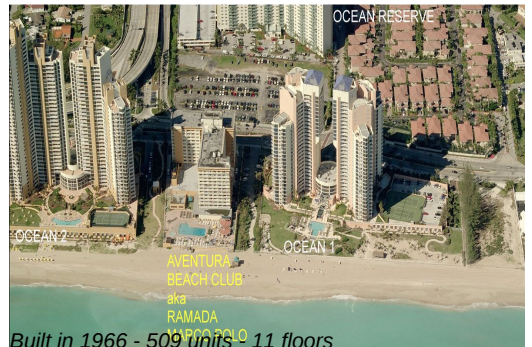
Sunny Isles: \$702/sq. ft.

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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