

Unit 809 - Aventura Beach Club (Ramada Marco Polo)

809 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

Unit Information

MLS Number:	RX-11007624
Status:	Active
Size:	360 Sq ft.
Bedrooms:	0
Full Bathrooms:	1
Half Bathrooms:	0
Parking Spaces:	Assigned
View:	Bay,City,Intracoastal,Ocean,Pool
List Price:	\$214,900
List PPSF:	\$597
Valuated Price:	\$148,000
Valuated PPSF:	\$411

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:	19
Number of sales over the last 3 months:	7

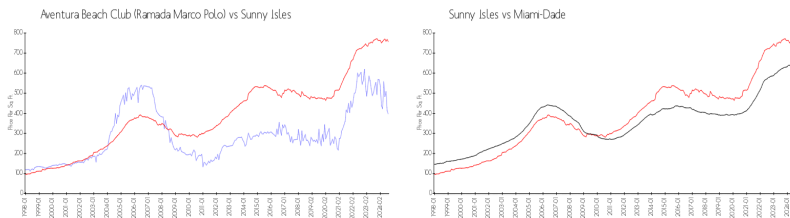
Building Association Information

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

Recent Sales

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

Market Information



Aventura Beach Club (Ramada Marco Polo):	\$396/sq. ft.	Sunny Isles:	\$757/sq. ft.
Sunny Isles:	\$757/sq. ft.	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	111 days
Miami-Dade	86 days