

# Unit 420 - Aventura Beach Club (Ramada Marco Polo)

420 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11405413
Status:	Active
Size:	360 Sq ft.
Bedrooms:	
Full Bathrooms:	1
Half Bathrooms:	
Parking Spaces:	1 Space,Valet Parking
View:	
List Price:	\$255,000
List PPSF:	\$708
Valuated Price:	\$248,000
Valuated PPSF:	\$689

*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:	98
Building inventory for sale:	19%
Number of sales over the last 12 months:	28
Number of sales over the last 6 months:	10
Number of sales over the last 3 months:	6

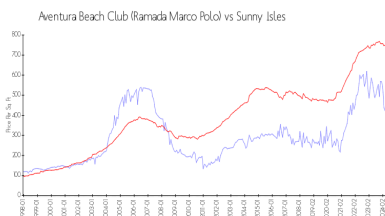
## Building Association Information

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

## Recent Sales

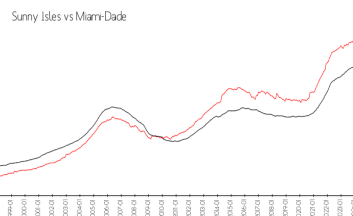
Unit #	Size	Closing Date	Sale Price	PPSF
516	440 sq ft	May 2024	\$360,000	\$818
801	360 sq ft	Apr 2024	\$133,000	\$369
644	360 sq ft	Mar 2024	\$148,000	\$411
501	360 sq ft	Mar 2024	\$132,990	\$369
634	360 sq ft	Mar 2024	\$160,000	\$444
1141	360 sq ft	Mar 2024	\$132,600	\$368

## Market Information



Aventura Beach Club \$558/sq. ft.  
(Ramada Marco Polo):

Sunny Isles: \$743/sq. ft.

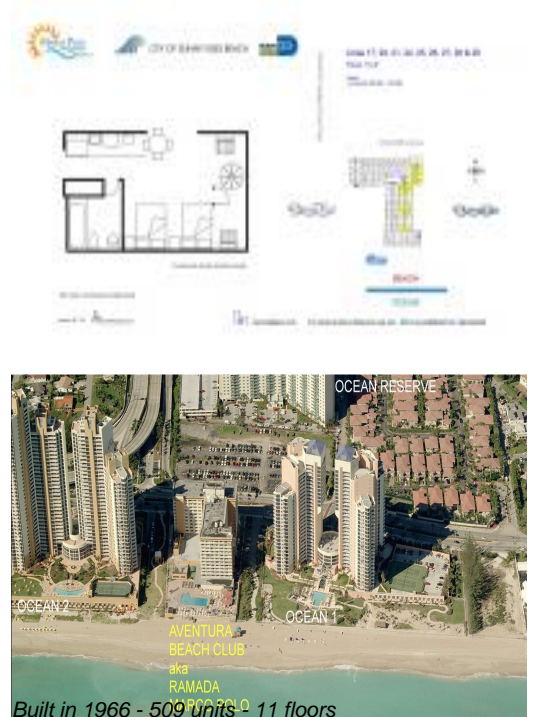


Sunny Isles: \$743/sq. ft.

Miami-Dade: \$703/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)	95 days
Sunny Isles	115 days
Miami-Dade	81 days