

# Unit 636 - Aventura Beach Club (Ramada Marco Polo)

636 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11562142  
 Status: Active  
 Size: 360 Sq ft.  
 Bedrooms:  
 Full Bathrooms: 1  
 Half Bathrooms:  
 Parking Spaces:  
 View: Ocean View, Direct Ocean  
 Rental Price: \$2,600  
 List PPSF: \$7  
 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.*

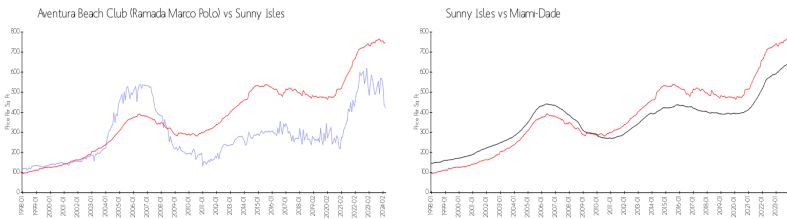
## Building Information

Number of units: 508  
 Number of active listings for rent: 13  
 Number of active listings for sale: 99  
 Building inventory for sale: 19%  
 Number of sales over the last 12 months: 28  
 Number of sales over the last 6 months: 11  
 Number of sales over the last 3 months: 6

## Building Association Information

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

## Market Information



|  |               |              |               |
|--|---------------|--------------|---------------|
| Aventura Beach Club (Ramada Marco Polo): | \$423/sq. ft. | Sunny Isles: | \$746/sq. ft. |
| Sunny Isles:                             | \$746/sq. ft. | Miami-Dade:  | \$694/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) 96 days  
 Sunny Isles 113 days  
 Miami-Dade 81 days

