

# Unit 305 - Aventura Beach Club (Ramada Marco Polo)

305 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

## Unit Information

MLS Number:	RX-10972957
Status:	Active
Size:	360 Sq ft.
Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Parking Spaces:	
View:	Ocean
List Price:	\$185,000
List PPSF:	\$514
Valuated Price:	\$162,000
Valuated PPSF:	\$450

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

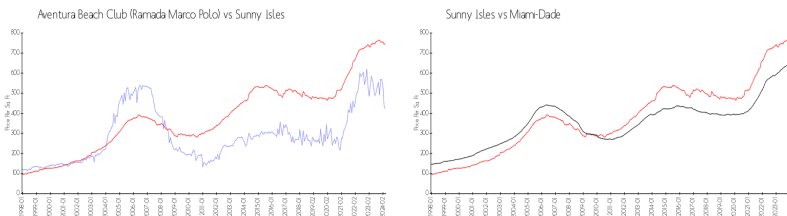
## Building Association Information

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

## 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 (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