# Unit 725 - Aventura Beach Club (Ramada Marco Polo)

725 - 19201 Collins Av, Sunny Isles, FL, Miami-Dade 33160

# **Unit Information**

MLS Number:AStatus:PSize:30Bedrooms:TFull Bathrooms:1Half Bathrooms:Parking Spaces:Parking Spaces:1View:List Price:List Price:\$List PPSF:\$Valuated Price:\$Valuated PPSF:\$

A11584184 Pending 360 Sq ft.

1 Space,Covered Parking,Valet Parking \$199,000 \$553 \$131,000 \$364

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:	11
Number of sales over the last 3 months:	6

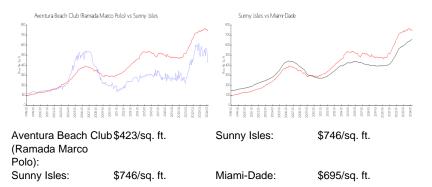
#### **Building Association Information**

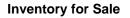
Ramada Plaza - Aventura Beach Club Condominium Association, Inc 305-932-2233

# **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 19% Polo)





Built in 1966 - 509 Units - 11 floors

Sunny Isles	5%
Miami-Dade	3%

# Avg. Time to Close Over Last 12 Months

Aventura Beach Club (Ramada Marco	96 days
Polo)	
Sunny Isles	114 days
Miami-Dade	81 days