

The Aventura Beach Club, Sunny Isles Beach

Condos - closed sales September 2025 to August 2026 - live page: www.pbprealestate.com/condo-fees-sunny-isles-beach/the-aventura-beach-club/

BY THE NUMBERS

Median listed association fee	\$1,314 / month equivalent	76 active listings stating a fee; middle half \$1,273 to \$1,448
Sunny Isles Beach median (same property type)	\$1,471 / month	982 city listings
For sale today	78	5 under contract
Median asking price	\$122,500	asking range \$75,000 to \$299,000
Closed sales, September 2025 to August 2026	29	2 so far this month
Median sold price, same 12 months	\$100,000	sold range \$65,100 to \$265,000
Sold price vs original asking	73.4%	median across closed sales
Median recorded days on market (closed)	134	MLS cumulative days
Cash purchases	89.7%	of closed sales
Year built (listings)	1966	median 1966
Months of supply	32.3	active listings over the 12-month sales pace

The fees displayed are only as accurate as the brokerage that provided them in its individual listings through the multiple listing service. Information is deemed to be reliable but not guaranteed.

WHAT THE FEE TYPICALLY COVERS

- Cable TV (77.6% of listings stating inclusions)
- Water (65.7% of listings stating inclusions)
- Security (59.7% of listings stating inclusions)
- Internet (58.2% of listings stating inclusions)
- Hot water (55.2% of listings stating inclusions)
- Common areas (53.7% of listings stating inclusions)

LISTING REMARKS FLAG

- special assessment: 20 listings state it
- special assessment pending: 5 listings state it

Counted from listing remarks; a statement by the listing, not a fact about the association.

NEARBY

- Beach: 1.5 mi
- Hospital: 1.9 mi (HCA Florida Aventura Hospital)
- Golf: 0.9 mi
- Rail station: 1.7 mi (Aventura)
- Marina: 0.3 mi
- Within 1 mile: 46 tennis courts, 12 restaurants, 5 parks, 3 playgrounds, 1 library

Straight-line distances from the community's listing centroid; OpenStreetMap data.

Own a condo in The Aventura Beach Club? Find out what your home is worth, with the same community data behind it: pbprealestate.com/what-is-my-home-worth/ - or call 561-395-8418. Fee, sale and inventory figures on this sheet refresh daily at condo-fees-sunny-isles-beach/the-aventura-beach-club/.

Source: PBP Real Estate analysis of BeachesMLS listings permitted for internet display, as of September 16, 2026. Aggregates only; medians over listings whose MLS subdivision field maps to The Aventura Beach Club after normalization. Recorded monthly-equivalent fees, not verified payments. No individual property is identified. Figures describe only the date above; a later snapshot may differ. Fact sheet may be shared or linked with attribution to PBP Real Estate, LLC and the live page URL. © 2026 PBP Real Estate, LLC. Licensed Florida real estate brokerage CQ1064615.