

Unit 1908 - Marina Palms Residences North

1908 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|----------------------------------|
| MLS Number: | A11308350 |
| Status: | Active |
| Size: | 1,756 Sq ft. |
| Bedrooms: | 2 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | |
| Parking Spaces: | 1 Space, Detached, Guest Parking |
| View: | |
| List Price: | \$1,050,800 |
| List PPSF: | \$598 |
| Valuated Price: | \$954,000 |
| Valuated PPSF: | \$543 |

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: | 234 |
| Number of active listings for rent: | 0 |
| Number of active listings for sale: | 26 |
| Building inventory for sale: | 11% |
| Number of sales over the last 12 months: | 14 |
| Number of sales over the last 6 months: | 7 |
| Number of sales over the last 3 months: | 4 |

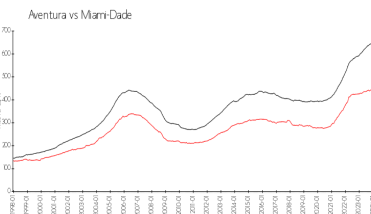
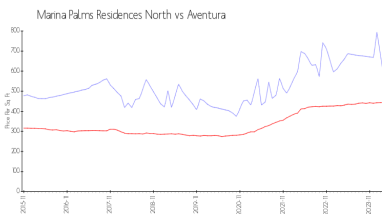
Building Association Information

Marina Palms Yacht Club & Residences
 Address: 17201 Biscayne Blvd,
 North Miami Beach, FL 33160
 Phone: +1 786-629-9670

Recent Sales

| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1607 | 1,736 sq ft | Mar 2024 | \$990,000 | \$570 |
| 2003 | 1,670 sq ft | Mar 2024 | \$1,025,000 | \$614 |
| 801 | 1,999 sq ft | Feb 2024 | \$1,099,000 | \$550 |
| 709 | 2,219 sq ft | Jan 2024 | \$2,140,000 | \$964 |
| 1206 | 2,158 sq ft | Jan 2024 | \$1,350,000 | \$626 |
| 1409 | 2,219 sq ft | Jan 2024 | \$1,500,000 | \$676 |

Market Information



| | | | |
|--------------------------------|---------------|-------------|---------------|
| Marina Palms Residences North: | \$560/sq. ft. | Aventura: | \$444/sq. ft. |
| Aventura: | \$444/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

| | |
|-------------------------------|-----|
| Marina Palms Residences North | 11% |
| Aventura | 4% |
| Miami-Dade | 3% |



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Marina Palms Residences North | 164 days |
| Aventura | 87 days |
| Miami-Dade | 80 days |