

Unit 1204 - Marina Palms Residences South

1204 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11435580
 Status: Active
 Size: 2,171 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking
 View:
 List Price: \$1,299,000
 List PPSF: \$598
 Valuated Price: \$1,376,000
 Valuated PPSF: \$764

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: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

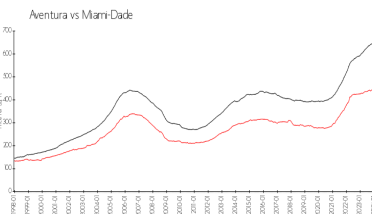
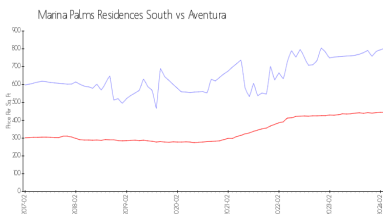
Building Association Information

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 |
|--------|-------------|--------------|-------------|-------|
| 1508 | 1,750 sq ft | Mar 2024 | \$1,377,500 | \$787 |
| 411 | 1,836 sq ft | Jan 2024 | \$1,450,000 | \$790 |
| 1707 | 1,729 sq ft | Dec 2023 | \$1,250,000 | \$723 |
| 2205 | 1,976 sq ft | Nov 2023 | \$1,360,000 | \$688 |
| 1507 | 1,904 sq ft | Nov 2023 | \$1,275,000 | \$670 |

Market Information



| | | | |
|--------------------------------|---------------|-------------|---------------|
| Marina Palms Residences South: | \$803/sq. ft. | Aventura: | \$444/sq. ft. |
| Aventura: | \$444/sq. ft. | Miami-Dade: | \$703/sq. ft. |

Inventory for Sale

Marina Palms Residences South: 11%
 Aventura: 4%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

| | |
|-------------------------------|----------|
| Marina Palms Residences South | 109 days |
| Aventura | 87 days |
| Miami-Dade | 81 days |