

Unit 2303 - Marina Palms Residences South

2303 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11463889
 Status: Active
 Size: 1,459 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 2
 Half Bathrooms:
 Parking Spaces: 1 Space,Assigned Parking,Covered Parking,Valet Parking
 View:
 List Price: \$1,199,000
 List PPSF: \$822
 Valuated Price: \$1,109,000
 Valuated PPSF: \$760

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: 7
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 1

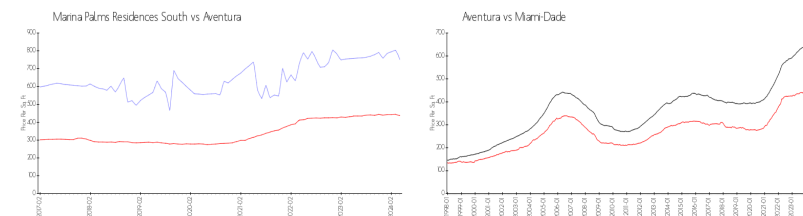
Building Association Information

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:	\$752/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

Inventory for Sale

Marina Palms Residences South: 11%
 Aventura: 5%
 Miami-Dade: 3%



Avg. Time to Close Over Last 12 Months

Marina Palms Residences South	115 days
Aventura	89 days
Miami-Dade	81 days