

# Unit 2306 - Marina Palms Residences North

2306 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11541217
Status:	Active
Size:	2,158 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	Covered Parking
View:	
List Price:	\$1,690,000
List PPSF:	\$783
Valuated Price:	\$1,373,000
Valuated PPSF:	\$636

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:	25
Building inventory for sale:	10%
Number of sales over the last 12 months:	15
Number of sales over the last 6 months:	8
Number of sales over the last 3 months:	3

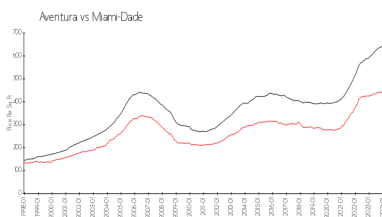
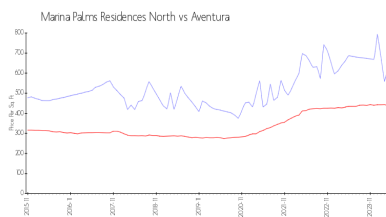
## Building Association Information

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
1902	1,962 sq ft	May 2024	\$950,000	\$484
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:	\$631/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Marina Palms Residences North	11%
Aventura	5%



Miami-Dade

3%

**Avg. Time to Close Over Last 12 Months**

Marina Palms Residences North	158 days
Aventura	89 days
Miami-Dade	81 days