

Unit PH-8 - Marina Palms Residences South

PH-8 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11586553
 Status: Active
 Size: 4,021 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces, Additional Spaces Available, Valet Parking

View:
 List Price: \$4,850,000
 List PPSF: \$1,206
 Valuated Price: \$3,778,000
 Valuated PPSF: \$940

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: 9
 Number of sales over the last 6 months: 4
 Number of sales over the last 3 months: 2

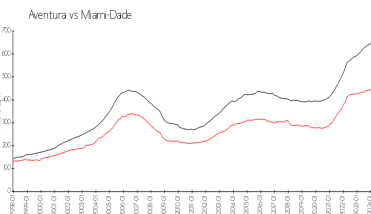
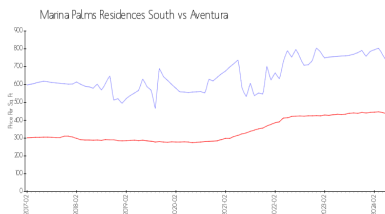
Building Association Information

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
701	1,957 sq ft	Jun 2024	\$1,260,000	\$644
1710	2,386 sq ft	May 2024	\$2,070,000	\$868
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

Market Information



Marina Palms Residences South:	\$729/sq. ft.	Aventura:	\$437/sq. ft.
Aventura:	\$437/sq. ft.	Miami-Dade:	\$705/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	199 days
Aventura	91 days
Miami-Dade	82 days