

Unit 1009 - Marina Palms Residences South

1009 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11586664
Status:	Active
Size:	2,225 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$2,150,000
List PPSF:	\$966
Valuated Price:	\$1,700,000
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:	23
Building inventory for sale:	9%
Number of sales over the last 12 months:	11
Number of sales over the last 6 months:	6
Number of sales over the last 3 months:	4

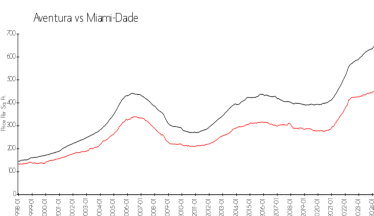
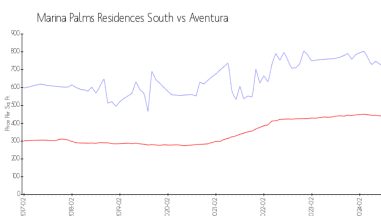
Building Association Information

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
1701	1,957 sq ft	Sep 2024	\$1,180,000	\$603
2111	1,836 sq ft	Sep 2024	\$1,553,250	\$846
2203	1,459 sq ft	Aug 2024	\$1,080,000	\$740
1801	1,957 sq ft	Aug 2024	\$1,250,000	\$639
701	1,957 sq ft	Jun 2024	\$1,260,000	\$644

Market Information



Marina Palms Residences South:	\$717/sq. ft.	Aventura:	\$438/sq. ft.
Aventura:	\$438/sq. ft.	Miami-Dade:	\$696/sq. ft.

Inventory for Sale

Marina Palms Residences South	10%
Aventura	6%
Miami-Dade	4%

Avg. Time to Close Over Last 12 Months

Marina Palms Residences South	186 days
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Aventura
Miami-Dade

99 days
85 days