

# Unit 2303 - Marina Palms Residences South

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

## Unit Information

|                 |   |
|-----------------|---|
| MLS Number:     | A11595159                                       |
| Status:         | Active  |
| Size:           | 1,459 Sq ft.                                    |
| Bedrooms:       | 2   |
| Full Bathrooms: | 2   |
| Half Bathrooms: |   |
| Parking Spaces: | 2 Or More Spaces,Assigned Parking,Valet Parking |
| View:           |   |
| List Price:     | \$1,175,000                                     |
| List PPSF:      | \$805   |
| Valuated Price: | \$1,057,000                                     |
| Valuated PPSF:  | \$724   |

*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   |

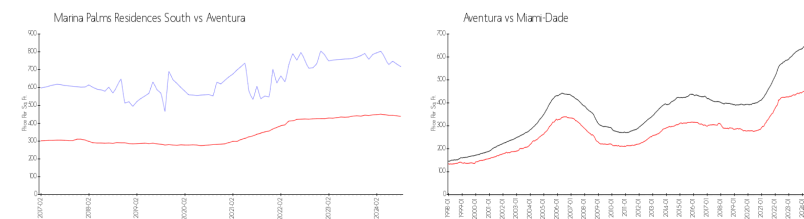
## Building Association Information

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 |
| Aventura                      | 99 days  |
| Miami-Dade                    | 85 days  |