

Unit 1210 - Marina Palms Residences South

1210 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

| | |
|-----------------|--------------|
| MLS Number: | A11598087 |
| Status: | Active |
| Size: | 2,386 Sq ft. |
| Bedrooms: | 3 |
| Full Bathrooms: | 3 |
| Half Bathrooms: | 1 |
| Parking Spaces: | 1 Space |
| View: | |
| List Price: | \$2,250,000 |
| List PPSF: | \$943 |
| Valuated Price: | \$1,937,000 |
| Valuated PPSF: | \$812 |

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

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|--|-----|
| 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

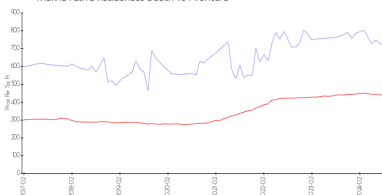
Marina Palms Yacht Club & Residences
Address: 17201 Biscayne Blvd,
North Miami Beach, FL 33160
Phone: +1 786-629-9670

Recent Sales

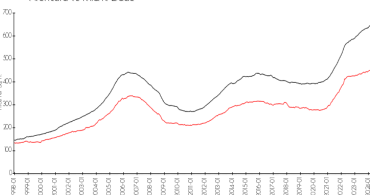
| Unit # | Size | Closing Date | Sale Price | PPSF |
|--------|-------------|--------------|-------------|-------|
| 1701 | 1,957 sq ft | Sep 2024 | \$1,180,000 | \$603 |
| 2111 | 1,836 sq ft | Sep 2024 | \$1,553,250 | \$846 |
| 2203 | 1,459 sq ft | Aug 2024 | \$1,080,000 | \$740 |
| 1801 | 1,957 sq ft | Aug 2024 | \$1,250,000 | \$639 |
| 701 | 1,957 sq ft | Jun 2024 | \$1,260,000 | \$644 |

Market Information

Marina Palms Residences South vs Aventura



Aventura vs Miami-Dade



| | | | |
|--------------------------------|---------------|-------------|---------------|
| 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
Miami-Dade

99 days
85 days