

# Unit 2203 - Marina Palms Residences South

2203 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11610259
Status:	Active
Size:	1,459 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space, Valet Parking
View:	
List Price:	\$1,149,000
List PPSF:	\$788
Valuated Price:	\$1,091,000
Valuated PPSF:	\$748

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:	8
Number of sales over the last 6 months:	3
Number of sales over the last 3 months:	2

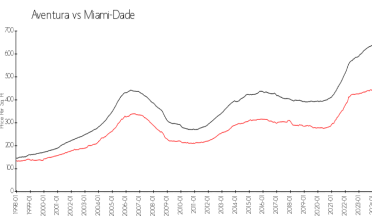
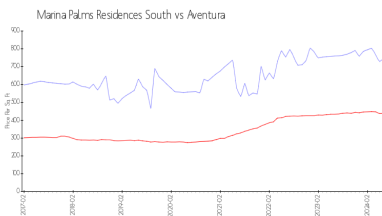
## Building Association Information

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	\$747/sq. ft.	Aventura:	\$438/sq. ft.
Residences South:		Miami-Dade:	\$704/sq. ft.
Aventura:	\$438/sq. ft.		

## Inventory for Sale

Marina Palms Residences South	11%
Aventura	5%
Miami-Dade	3%



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

Marina Palms Residences South	216 days
Aventura	94 days
Miami-Dade	83 days