

# Unit L-PH-9 - Marina Palms Residences North

L-PH-9 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number:	A11633705
Status:	Active
Size:	2,219 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	1
Parking Spaces:	2 Or More Spaces
View:	
List Price:	\$2,090,000
List PPSF:	\$942
Valuated Price:	\$1,570,000
Valuated PPSF:	\$708

*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:	38
Building inventory for sale:	16%
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

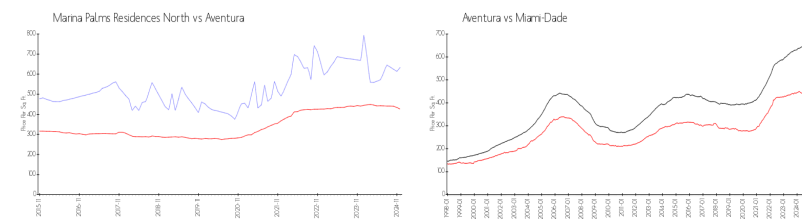
## Building Association Information

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
408	1,756 sq ft	Dec 2024	\$710,000	\$404
906	2,158 sq ft	Dec 2024	\$1,300,000	\$602
909	2,219 sq ft	Dec 2024	\$1,565,000	\$705
2106	2,158 sq ft	Nov 2024	\$1,310,000	\$607
1501	1,999 sq ft	Aug 2024	\$1,200,000	\$600
LPH-6	2,158 sq ft	Aug 2024	\$1,550,000	\$718

## Market Information



Marina Palms Residences North:	\$631/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

## Inventory for Sale

Marina Palms Residences North	16%
Aventura	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months



Marina Palms Residences North  
Aventura  
Miami-Dade

214 days  
107 days  
90 days