

# Unit 304 - Marina Palms Residences South

304 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11635006  
 Status: Active  
 Size: 1,752 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Electric Vehicle Charging Station, Valet Parking

View:  
 List Price: \$1,299,999  
 List PPSF: \$742  
 Valuated Price: \$1,092,000  
 Valuated PPSF: \$623

*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: 10  
 Number of sales over the last 6 months: 6  
 Number of sales over the last 3 months: 3

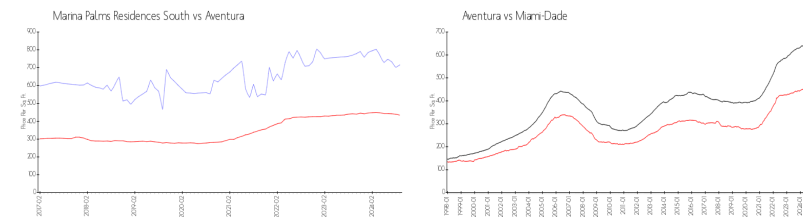
## Building Association Information

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:	\$716/sq. ft.	Aventura:	\$434/sq. ft.
Aventura:	\$434/sq. ft.	Miami-Dade:	\$694/sq. ft.

## Inventory for Sale

Marina Palms Residences South: 11%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months



Marina Palms Residences South	185 days
Aventura	101 days
Miami-Dade	86 days