

# Unit 1803 - Marina Palms Residences North

1803 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11656085  
 Status: Active  
 Size: 1,670 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms:  
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Valet Parking  
 View:  
 List Price: \$1,115,000  
 List PPSF: \$668  
 Valuated Price: \$1,113,000  
 Valuated PPSF: \$666

*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: 37  
 Building inventory for sale: 15%  
 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

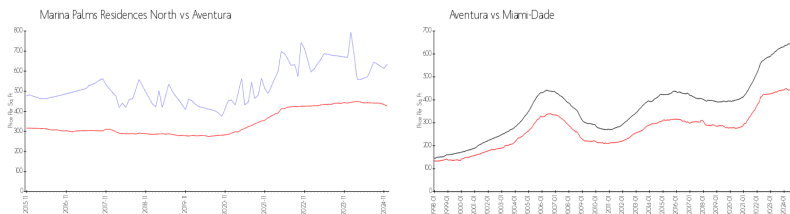
## Building Association Information

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	214 days
Aventura	107 days
Miami-Dade	90 days