

Unit 1406 - Marina Palms Residences South

1406 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11684630
 Status: Active
 Size: 2,152 Sq ft.
 Bedrooms: 3
 Full Bathrooms: 4
 Half Bathrooms:
 Parking Spaces: 1 Space, Assigned Parking, Covered Parking
 View:
 List Price: \$2,099,000
 List PPSF: \$975
 Valuated Price: \$1,497,000
 Valuated PPSF: \$696

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

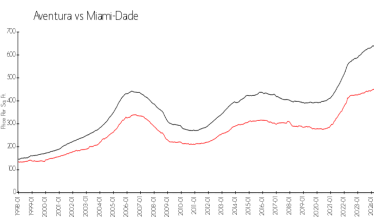
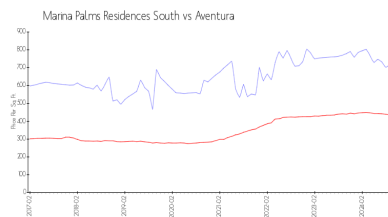
Building Association Information

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