

# Unit 304 - Marina Palms Residences North

304 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

## Unit Information

MLS Number: A11684813  
 Status: Active  
 Size: 1,762 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: 1 Space, Valet Parking  
 View:  
 List Price: \$829,999  
 List PPSF: \$471  
 Valuated Price: \$923,000  
 Valuated PPSF: \$524

*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: 34  
 Building inventory for sale: 14%  
 Number of sales over the last 12 months: 12  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 1

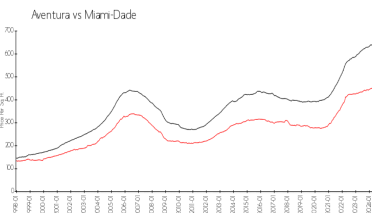
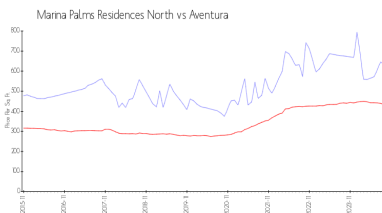
## Building Association Information

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
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
1203	1,670 sq ft	Jun 2024	\$949,900	\$569
1902	1,962 sq ft	May 2024	\$950,000	\$484

## Market Information



Marina Palms Residences North: \$634/sq. ft.  
 Aventura: \$434/sq. ft.  
 Aventura: \$434/sq. ft.  
 Miami-Dade: \$694/sq. ft.

## Inventory for Sale

Marina Palms Residences North: 15%  
 Aventura: 6%  
 Miami-Dade: 4%

## Avg. Time to Close Over Last 12 Months

Marina Palms Residences North: 191 days



Aventura  
Miami-Dade

103 days  
87 days