

Unit PH-6 - Marina Palms Residences North

PH-6 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11690057
 Status: Active
 Size: 3,646 Sq ft.
 Bedrooms: 4
 Full Bathrooms: 4
 Half Bathrooms: 1
 Parking Spaces: 2 Or More Spaces,Assigned Parking,Covered Parking,Deeded Parking,Valet Parking

View:
 List Price: \$3,800,000
 List PPSF: \$1,042
 Valuated Price: \$3,297,000
 Valuated PPSF: \$978

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: 11
 Number of sales over the last 6 months: 3
 Number of sales over the last 3 months: 2

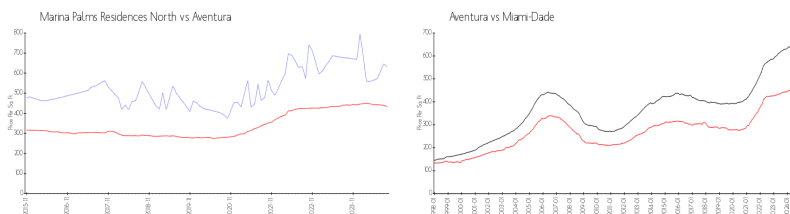
Building Association Information

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
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
1607	1,736 sq ft	Mar 2024	\$990,000	\$570
2003	1,670 sq ft	Mar 2024	\$1,025,000	\$614

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	209 days
Aventura	101 days
Miami-Dade	86 days