

Unit 1104 - Marina Palms Residences South

1104 - 17111 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number: A11691060
 Status: Active
 Size: 1,801 Sq ft.
 Bedrooms: 2
 Full Bathrooms: 3
 Half Bathrooms:
 Parking Spaces: 2 Or More Spaces,Covered Parking,Space Purchased,Valet Parking
 View:
 List Price: \$1,340,000
 List PPSF: \$744
 Valuated Price: \$1,287,000
 Valuated PPSF: \$715

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: 8
 Number of sales over the last 6 months: 5
 Number of sales over the last 3 months: 1

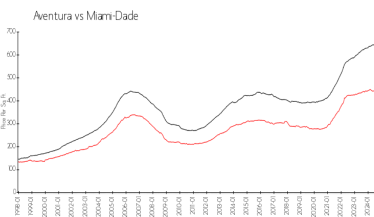
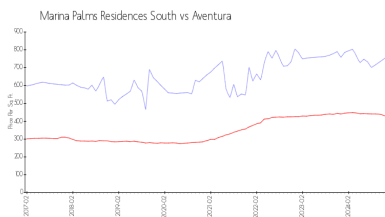
Building Association Information

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
2207	1,729 sq ft	Jan 2025	\$1,090,000	\$630
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

Market Information



Marina Palms Residences South:	\$759/sq. ft.	Aventura:	\$426/sq. ft.
Aventura:	\$426/sq. ft.	Miami-Dade:	\$688/sq. ft.

Inventory for Sale

Marina Palms Residences South	11%
Aventura	7%
Miami-Dade	5%

Avg. Time to Close Over Last 12 Months



Marina Palms Residences South
Aventura
Miami-Dade

235 days
107 days
90 days