

# 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:	\$1,231,000
Valuated PPSF:	\$684

*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:	28
Building inventory for sale:	11%
Number of sales over the last 12 months:	7
Number of sales over the last 6 months:	1
Number of sales over the last 3 months:	1

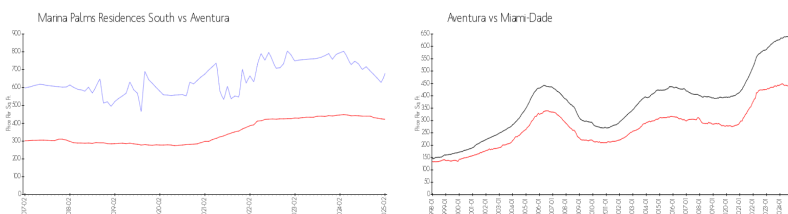
## Building Association Information

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:	\$726/sq. ft.	Aventura:	\$420/sq. ft.
Aventura:	\$420/sq. ft.	Miami-Dade:	\$685/sq. ft.

## Inventory for Sale

Marina Palms Residences South	12%
Aventura	7%
Miami-Dade	5%

## Avg. Time to Close Over Last 12 Months



Marina Palms Residences South	259 days
Aventura	111 days
Miami-Dade	94 days