

Unit 1602 - Marina Palms Residences North

1602 - 17301 Biscayne Blvd, Aventura, FL, Miami-Dade 33160

Unit Information

MLS Number:	A11691327
Status:	Active
Size:	1,962 Sq ft.
Bedrooms:	2
Full Bathrooms:	2
Half Bathrooms:	1
Parking Spaces:	1 Space
View:	
List Price:	\$1,380,000
List PPSF:	\$703
Valuated Price:	\$1,170,000
Valuated PPSF:	\$596

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:	35
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

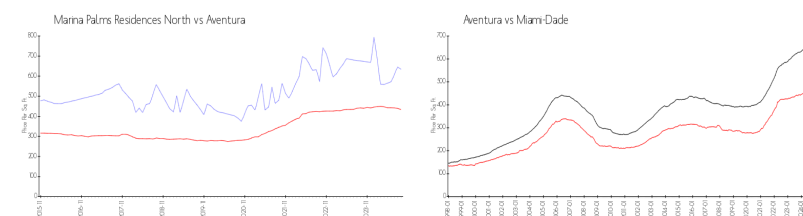
Building Association Information

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